

**PRELIMINARY SUBDIVISION PLAN  
AND FINAL SITE PLAN APPLICATION  
TO TOWN OF WINDHAM**

**FOR**

**5-LOT COMMERCIAL  
SUBDIVISION**

**PREPARED FOR**

**MOOSE LANDING NORTH, LLC**

**PO BOX 177  
NAPLES, ME 04055**

**PREPARED BY**

**DM ROMA**  
CONSULTING ENGINEERS

**59 HARVEST HILL ROAD  
WINDHAM, ME 04062**

**JULY 3, 2017**

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**Project Name:** MOOSE LANDING NORTH

**Tax Map:** 15 **Lot:** 2

**Estimated square footage of building(s):** NONE

**If no buildings proposed, estimated square footage of total development/disturbance:**

CONSTRUCT 500 FT ROAD AND 2.5 ACRE PARKING AREA

**Contact Information**

1. Applicant

Name: MOOSE LANDING NORTH, LLC

Mailing Address: PO BOX 177, NAPLES, ME 04055

Telephone: 693 - 9559

Fax:

E-mail: DANIELCRAFFEY@YAHOO.COM

2. Record owner of property

\_\_\_\_\_ (Check here if same as applicant)

Name: SKILLINS WINDHAM, LLC

Mailing Address: 89 FORESIDE ROAD, FALMOUTH, ME 04105

Telephone: 781 - 3860

Fax:

E-mail:

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

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: 59 HARVEST HILL RD, WINDHAM, ME 04062

Telephone: 310 - 0506

Fax:

E-mail: DUSTIN@DMROMA.COM

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

Dustin M Roma  
Signature

JULY 3, 2017  
Date

| Preliminary Plan - Major Subdivision: Submission Requirements |                                                                                                                                                                                                             |           |       |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| A.                                                            | Mandatory Written Information                                                                                                                                                                               | Applicant | Staff |
| 1                                                             | A fully executed and signed application form                                                                                                                                                                | X         |       |
| 2                                                             | Evidence of payment of the application and escrow fees                                                                                                                                                      | X         |       |
| 3                                                             | Proposed name of the subdivision                                                                                                                                                                            | X         |       |
| 4                                                             | Verification of right, title, or interest in the property, and any abutting property, by deed, purchase and sales agreement, option to purchase, or some other proof of interest.                           | X         |       |
| 5                                                             | Copy of the most recently recorded deed for the parcel, along with a copy of all existing deed restrictions, easements, rights-of-way, or some other proof of interest                                      | X         |       |
| 6                                                             | Copy of any existing or proposed covenants or deed restrictions intended to cover all or part of the lots or dwellings in the subdivision                                                                   | X         |       |
| 7                                                             | Copy of any existing or proposed easements on the property                                                                                                                                                  | X         |       |
| 8                                                             | Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey                                                                                                | X         |       |
| 9                                                             | Name, registration number and seal of any other licensed professional of the state who prepared the plan (if applicable)                                                                                    | X         |       |
| 10                                                            | An indication of the type of sewage disposal to be used in the subdivision                                                                                                                                  | X         |       |
|                                                               | i. If connecting to public sewer, provide a letter from Portland Water District stating the District has the capacity to collect and treat the waste water                                                  | N/A       |       |
|                                                               | ii. If using subsurface waste water disposal systems (septic), submit test pit analyses prepared by a Maine Licensed Site Evaluator or Certified Soil Scientist. Test pit locations must be shown on a map. | X         |       |
| 11                                                            | Indicate type of water supply system(s) to be used in the subdivision.                                                                                                                                      | X         |       |
| 12                                                            | If connecting to public water, submit a written statement from the Portland Water District indicating there is adequate supply and pressure for the subdivision.                                            | X         |       |
| 13                                                            | Names and addresses of the record owner, applicant, and adjoining property owners                                                                                                                           | X         |       |
| 14                                                            | An acceptable title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road.                               | N/A       |       |
| 15                                                            | The name and contact information for the road association who's private way or road is used to access the subdivision.                                                                                      | N/A       |       |

Applicant      Staff

|    |                                                                                                                                                                                                 |         |  |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|
| 16 | Financial Capacity.                                                                                                                                                                             | PENDING |  |
|    | i. Estimated costs of development, and itemization of major costs                                                                                                                               | X       |  |
|    | ii. Financing - provide one of the following:                                                                                                                                                   | --      |  |
|    | a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency                                                                                        | --      |  |
|    | b. Annual corporate report with explanatory material showing availability of liquid assets to finance development                                                                               | --      |  |
|    | c. Bank statement showing availability of funds if personally financing development                                                                                                             | --      |  |
|    | d. Cash equity commitment                                                                                                                                                                       | --      |  |
|    | e. Financial plan for remaining financing                                                                                                                                                       | --      |  |
|    | f. Letter from financial institution indicating an intention to finance                                                                                                                         | PENDING |  |
|    | iii. If a corporation, Certificate of Good Standing from the Secretary of State                                                                                                                 | X       |  |
| 17 | Technical Capacity                                                                                                                                                                              | X       |  |
|    | i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.                                     | X       |  |
|    | ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development. | X       |  |

| B. Mandatory Plan Information |                                                                                                                                                                                                            |           |       |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| 1                             | Name of subdivision, date and scale                                                                                                                                                                        | X         |       |
| 2                             | Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed                                          | X         |       |
| 3                             | Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.                                                                                                         | X         |       |
| 4                             | North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design                        | X         |       |
| 5                             | Location map showing the subdivision within the municipality                                                                                                                                               | X         |       |
| 6                             | Vicinity plan showing the area within 250 feet, to include:                                                                                                                                                | X         |       |
|                               | i. approximate location of all property lines and acreage of parcels                                                                                                                                       | X         |       |
|                               | ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints                                                                                                 | X         |       |
|                               | iii. location and designations of any public spaces                                                                                                                                                        | N/A       |       |
|                               | iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property. | X         |       |
| 7                             | Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years                                                                                              | X         |       |
| 8                             | Proposed lot lines with approximate dimensions and area of each lot.                                                                                                                                       | X         |       |
| 9                             | Contour lines at 2-foot intervals, or at intervals required by the Board, showing elevations in relation to the required datum.                                                                            | X         |       |
|                               |                                                                                                                                                                                                            | Applicant | Staff |

|    |                                                                                                                                                                                                                                                                                                |     |  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| 10 | Typical cross sections of the proposed grading for roadways, sidewalks, etc., including width, type of pavement, elevations, and grades.                                                                                                                                                       | X   |  |
| 11 | Wetland areas shall be delineated on the survey. If none, please note.                                                                                                                                                                                                                         | X   |  |
| 12 | Number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, specimen trees, if present, and other essential existing physical features.                                                                                            | X   |  |
| 13 | Rivers, streams, and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is located in the direct watershed of a great pond, note which great pond.                                                                                              | X   |  |
| 14 | Zoning district in which the proposed subdivision is located, and the location of any zoning boundaries affecting the subdivision.                                                                                                                                                             | X   |  |
| 15 | Location & size of existing and proposed sewers, water mains, culverts, bridges, and drainage ways on or adjacent to the property to be subdivided. The Board may require this information to be depicted via cross-section, plan or profile views.                                            | X   |  |
| 16 | Location, names, and present width of existing streets, highways, easements, building lines, parks, and other open spaces on or adjacent to the subdivision                                                                                                                                    | X   |  |
| 17 | Location and widths of any streets, public improvements, or open space within the subdivision (if any) shown on the official map and the comprehensive plan                                                                                                                                    | X   |  |
| 18 | All parcels of land proposed to be dedicated to public use and the conditions of such dedication.                                                                                                                                                                                              | X   |  |
| 19 | Location of any open space to be preserved or common areas to be created, and general description of proposed ownership, improvement, and management                                                                                                                                           | X   |  |
| 20 | Approximate location of treeline after development                                                                                                                                                                                                                                             | X   |  |
| 21 | Delineate boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map                                                                                                                                                             | N/A |  |
| 22 | Show any areas within or adjacent to the proposed subdivision which have been identified by the Maine Department of Inland Fisheries and Wildlife "Beginning with Habitat project maps or within the Comprehensive Plan..                                                                      | X   |  |
| 23 | Show areas within or adjacent to the proposed subdivision which are either listed on or eligible for the National Register of Historic Places, or have been identified in the comprehensive plan or by the Maine Historic Preservation Commission as sensitive or likely to contain such sites | N/A |  |
| 24 | Erosion & Sedimentation control plan, prepared in accordance with MDEP Stormwater Law Chapter 500 Basic Standards, and the MDEP Maine Erosion and Sediment Control Best Management Practices, published March 2003.                                                                            | X   |  |
| 25 | Stormwater management plan, prepared by a Maine Licensed Professional Engineer in accordance with the most recent edition of Stormwater Management for Maine: BMPS Technical Design Manual, published by the MDEP 2006.                                                                        | X   |  |

| C. Submission information for which a waiver may be granted. |                                                                                                                                                                                                                                                                                                                                                                                           | Applicant | Staff |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| 1                                                            | High-intensity soil survey by a Certified Soil Scientist                                                                                                                                                                                                                                                                                                                                  | WAIVER    |       |
| 2                                                            | Landscape Plan                                                                                                                                                                                                                                                                                                                                                                            | WAIVER    |       |
| 3                                                            | Hydrogeologic assessment - required if i) subdivision is not served by public sewer and <u>either</u> any part of the subdivision is over a sand and gravel aquifer <u>or</u> has an average density of more than one dwelling unit per 100,000 square feet, or ii) where site considerations or development design indicate greater potential of adverse impacts on groundwater quality. | WAIVER    |       |
|                                                              | a) map showing basic soil types                                                                                                                                                                                                                                                                                                                                                           | --        |       |
|                                                              | b) depth to the water table at representative points                                                                                                                                                                                                                                                                                                                                      | --        |       |
|                                                              | c) Drainage conditions throughout the subdivision                                                                                                                                                                                                                                                                                                                                         | --        |       |
|                                                              | d) data on existing ground water quality                                                                                                                                                                                                                                                                                                                                                  | --        |       |
|                                                              | e) analysis and evaluation of the effect of the subdivision on groundwater                                                                                                                                                                                                                                                                                                                | --        |       |
|                                                              | f) map showing location of any subsurface wastewater disposal systems and drinking water wells within the subdivision & within 200 feet of the subdivision boundaries.                                                                                                                                                                                                                    | --        |       |
| 4                                                            | Estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours                                                                                                                                                                                                                                                                                   | X         |       |
| 5                                                            | Traffic Impact Analysis for subdivisions involving 28 or more parking spaces or projected to generate more than 140 vehicle trips per day.                                                                                                                                                                                                                                                | X         |       |
| 6                                                            | If any portion of the subdivision is in the direct watershed of a great pond,                                                                                                                                                                                                                                                                                                             | N/A       |       |
|                                                              | i) phosphorous impact analysis and control plan                                                                                                                                                                                                                                                                                                                                           | N/A       |       |
|                                                              | ii) long term maintenance plan for all phosphorous control measures                                                                                                                                                                                                                                                                                                                       | N/A       |       |
|                                                              | iii) contour lines at an interval of 2 feet                                                                                                                                                                                                                                                                                                                                               | N/A       |       |
|                                                              | iv) delineate areas with sustained slopes greater than 25% covering more than one acre                                                                                                                                                                                                                                                                                                    | N/A       |       |

| Final Plan - Major Site Plan: Submission Requirements |                                                                                                                                                                                                                                                                                                                                                  | Applicant | Staff |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| a.                                                    | Complete Sketch Plan Application form                                                                                                                                                                                                                                                                                                            | X         |       |
| b.                                                    | Evidence of payment of application and escrow fees                                                                                                                                                                                                                                                                                               | X         |       |
| c.                                                    | Written information - submitted in bound report                                                                                                                                                                                                                                                                                                  |           |       |
| 1                                                     | A narrative describing the proposed use or activity                                                                                                                                                                                                                                                                                              | X         |       |
| 2                                                     | Name, address, & phone number of record owner, and applicant if different                                                                                                                                                                                                                                                                        | X         |       |
| 3                                                     | Names and addresses of all abutting property owners                                                                                                                                                                                                                                                                                              | X         |       |
| 4                                                     | Documentation demonstrating right, title, or interest in property                                                                                                                                                                                                                                                                                | X         |       |
| 5                                                     | Copies of existing proposed covenants or deed restrictions                                                                                                                                                                                                                                                                                       | X         |       |
| 6                                                     | Copies of existing or proposed easements on the property                                                                                                                                                                                                                                                                                         | X         |       |
| 7                                                     | Name, registration number, and seal of the licensed professional who prepared the plan, if applicable                                                                                                                                                                                                                                            | X         |       |
| 8                                                     | Evidence of applicant's technical capability to carry out the project                                                                                                                                                                                                                                                                            | X         |       |
| 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                                                                                                                       | X         |       |
| 10                                                    | Estimated demand for water supply and sewage disposal                                                                                                                                                                                                                                                                                            | X         |       |
| 11                                                    | Provisions for handling all solid wastes, including hazardous and special wastes                                                                                                                                                                                                                                                                 | X         |       |
| 12                                                    | Detail sheets of proposed light fixtures                                                                                                                                                                                                                                                                                                         | N/A       |       |
| 13                                                    | Listing of proposed trees or shrubs to be used for landscaping                                                                                                                                                                                                                                                                                   | N/A       |       |
| 14                                                    | Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project                                                                                                                                                                                                                                               | X         |       |
| 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 animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources | X         |       |
| 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:                                                                                                                                                          | X         |       |
|                                                       | stormwater calculations                                                                                                                                                                                                                                                                                                                          | X         |       |
|                                                       | erosion and sedimentation control measures                                                                                                                                                                                                                                                                                                       | X         |       |
|                                                       | water quality and/or phosphorous export management provisions                                                                                                                                                                                                                                                                                    | X         |       |
| 17                                                    | If public water or sewerage will be utilized, provide statement from 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.                                                                      | X         |       |
| 18                                                    | Financial Capacity                                                                                                                                                                                                                                                                                                                               | PENDING   |       |
|                                                       | i. Estimated costs of development and itemize estimated major expenses                                                                                                                                                                                                                                                                           | X         |       |
|                                                       | ii. Financing (submit one of the following)                                                                                                                                                                                                                                                                                                      | --        |       |
|                                                       | a. Letter of commitment to fund                                                                                                                                                                                                                                                                                                                  | --        |       |
|                                                       | b. Self-financing                                                                                                                                                                                                                                                                                                                                | --        |       |
|                                                       | 1. Annual corporate report                                                                                                                                                                                                                                                                                                                       | --        |       |

|       |                                                                                                                                                                                                                                                                                  |     |  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
|       | 2. Bank Statement                                                                                                                                                                                                                                                                | --  |  |
|       | c. Other                                                                                                                                                                                                                                                                         | --  |  |
|       | 1. Cash equity commitment of 20% of total cost of development                                                                                                                                                                                                                    | --  |  |
|       | 2. Financial plan for remaining financing                                                                                                                                                                                                                                        | --  |  |
|       | 3. Letter from institution indicating intent to finance                                                                                                                                                                                                                          | --  |  |
|       | iii. If a registered corporation a Certificate of Good Standing from:                                                                                                                                                                                                            | X   |  |
|       | Secretary of State, or                                                                                                                                                                                                                                                           | X   |  |
|       | statement signed by corporate officer                                                                                                                                                                                                                                            | N/A |  |
| 19    | Technical Capacity (address both)                                                                                                                                                                                                                                                | X   |  |
|       | i. Prior experience                                                                                                                                                                                                                                                              | X   |  |
|       | ii. Personnel                                                                                                                                                                                                                                                                    | X   |  |
| d.    | <b>Plan Requirements - Existing Conditions</b>                                                                                                                                                                                                                                   |     |  |
| i.    | Location Map adequate to locate project within the municipality                                                                                                                                                                                                                  | X   |  |
| ii.   | Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:                                                                                                                             | X   |  |
|       | a. Approximate location of all property lines and acreage of parcels                                                                                                                                                                                                             | X   |  |
|       | b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints                                                                                                                                                                          | X   |  |
|       | c. Location and designations of any public spaces                                                                                                                                                                                                                                | X   |  |
|       | d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract                                                                                                                 | X   |  |
| iii.  | North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used                                                                                                                               | X   |  |
| iv.   | Location of all required building setbacks, yards, and buffers                                                                                                                                                                                                                   | X   |  |
| v.    | Boundaries of all contiguous property under the total or partial control of the owner or applicant                                                                                                                                                                               | X   |  |
| vi.   | Tax map and lot number of the parcel or parcels on which the project is located                                                                                                                                                                                                  | X   |  |
| 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.                                                                 | X   |  |
| viii. | Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.                                                                                                                                             | X   |  |
| ix.   | Existing topography of the site at 2-foot contour intervals                                                                                                                                                                                                                      | X   |  |
| x.    | Location and size of any existing sewer and water mains, culvers 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. | X   |  |
| xi.   | Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development                                                                                                                                   | X   |  |
| xii.  | Location, dimensions, and ground floor elevation of all existing buildings                                                                                                                                                                                                       | X   |  |
| xiii. | Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.                                                                                                                                                    | X   |  |
| xiv.  | Location of intersecting roads or driveways within 200 feet of the site.                                                                                                                                                                                                         | X   |  |

|                                                          |                                                                                                                                                                                                                                                                                                                                                                 |     |  |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| xv.                                                      | Location of the following:                                                                                                                                                                                                                                                                                                                                      | X   |  |
|                                                          | a. Open drainage courses                                                                                                                                                                                                                                                                                                                                        | X   |  |
|                                                          | b. Wetlands                                                                                                                                                                                                                                                                                                                                                     | X   |  |
|                                                          | c. Stone walls                                                                                                                                                                                                                                                                                                                                                  | X   |  |
|                                                          | d. Graveyards                                                                                                                                                                                                                                                                                                                                                   | X   |  |
|                                                          | e. Fences                                                                                                                                                                                                                                                                                                                                                       | X   |  |
|                                                          | f. Stands of trees or treeline, and                                                                                                                                                                                                                                                                                                                             | X   |  |
|                                                          | 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 | X   |  |
| xvi.                                                     | Direction of existing surface water drainage across the site                                                                                                                                                                                                                                                                                                    | X   |  |
| xvii.                                                    | Location, front view, dimensions, and lighting of existing signs                                                                                                                                                                                                                                                                                                | X   |  |
| xviii.                                                   | Location & dimensions of existing easements that encumber or benefit the site                                                                                                                                                                                                                                                                                   | X   |  |
| xix.                                                     | Location of the nearest fire hydrant, dry hydrant, or other water supply                                                                                                                                                                                                                                                                                        | X   |  |
| <b>Plan Requirements - Proposed Development Activity</b> |                                                                                                                                                                                                                                                                                                                                                                 |     |  |
| 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                                                                                                                                                   | X   |  |
| ii.                                                      | Grading plan showing the proposed topography of the site at 2-foot contour intervals                                                                                                                                                                                                                                                                            | X   |  |
| iii.                                                     | Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.                                                                                                                                                                                                                         | X   |  |
| iv.                                                      | Location and proposed screening of any on-site collection or storage facilities                                                                                                                                                                                                                                                                                 | X   |  |
| 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                                                                                                                                                                             | X   |  |
| vi.                                                      | Proposed landscaping and buffering                                                                                                                                                                                                                                                                                                                              | x   |  |
| vii.                                                     | Location, dimensions, and ground floor elevation of all buildings or expansions                                                                                                                                                                                                                                                                                 | X   |  |
| viii.                                                    | Location, front view, materials and dimensions of proposed signs together with method for securing sign                                                                                                                                                                                                                                                         | X   |  |
| ix.                                                      | Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Planning Board.                                                                                                                                                                                                                        | N/A |  |
| x.                                                       | Location of all utilities, including fire protection systems                                                                                                                                                                                                                                                                                                    | X   |  |
| 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                                                                                                                                                                                                  | X   |  |
| <b>2. Major Final Site Plan Requirements</b>             |                                                                                                                                                                                                                                                                                                                                                                 |     |  |
| a.                                                       | Narrative and/or plan describing how the proposed development plan relates to the sketch plan                                                                                                                                                                                                                                                                   | X   |  |
| b.                                                       | Stormwater drainage and erosion control program showing:                                                                                                                                                                                                                                                                                                        | x   |  |

|    |                                                                                                                                                                                                                                                                                              |     |  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
|    | 1. Existing and proposed method of handling stormwater runoff                                                                                                                                                                                                                                | X   |  |
|    | 2. 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.)                                                                                                                                           | X   |  |
|    | 3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers                                                                                                                                                                | X   |  |
|    | 4. Engineering calculations used to determine drainage requirements based on the 25-year, 24-hour storm frequency.                                                                                                                                                                           | X   |  |
|    | 5. Methods of minimizing erosion and controlling sedimentation during and after construction.                                                                                                                                                                                                | X   |  |
| 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 |  |
| d. | Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect and/or similar professional who prepared the plan                                                                                                                  | X   |  |
| 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                                                                           | X   |  |
| 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 pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation | N/A |  |
| g. | Digital transfer of any site plan data to the town (GIS format)                                                                                                                                                                                                                              | X   |  |
| 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                                                                                                                                           | X   |  |

# TOWN OF WINDHAM SUBDIVISION & SITE PLAN APPLICATION

## Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)  
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

**Subdivision or Project Name:** MOOSE LANDING NORTH SUBDIVISION

**Tax Map:** 15 **Lot:** 2

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

| Ordinance<br>Section                                      | Standard                   | Mark<br>which<br>waiver this<br>form is for |
|-----------------------------------------------------------|----------------------------|---------------------------------------------|
| 910-C-1-C-1                                               | HIGH INTENSITY SOIL SURVEY | X                                           |
| 910-C-1-C-2                                               | LANDSCAPING PLAN           | X                                           |
| 910-C-1-C-3                                               | HYDROGEOLOGIC ASSESSMENT   | X                                           |
|                                                           |                            |                                             |
| NOTE SEE APPLICATION NARRATIVE FOR SUPPORTING INFORMATION |                            |                                             |

- 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.

(continued next page)

Ordinance Section: 910-C-1-C-1, 910-C-1-C-2, 910-C-1-C-3

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

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

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

## **PROJECT NARRATIVE**

### **SECTION 1 – FULLY EXECUTED AND SIGNED APPLICATION FORM**

See attached application form.

### **SECTION 2 – EVIDENCE OF PAYMENT OF THE APPLICATION AND ESCROW FEES**

Major Subdivision Preliminary Plan 1-10 Lots = \$1,300

Major Site Plan Final Plan = \$1,300

Review Escrow = \$2,500

### **SECTION 3 – PROPOSED NAME OF SUBDIVISION**

Moose Landing North

### **SECTION 4 – TITLE, RIGHT, OR INTEREST**

Moose Landing North, LLC is under a purchase and sale agreement with the current property owner, Skillins Windham, LLC. Enclosed as Attachment C is a copy of the current deed and purchase agreement.

### **SECTION 5 – DEED, EXISTING DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY**

See deed in Attachment C.

### **SECTION 6 – COVENANTS OR DEED RESTRICTIONS**

None proposed.

### **SECTION 7 – EASEMENTS**

Unknown.

### **SECTION 8 – LICENSED PROFESSIONAL LAND SURVEYOR**

Professional Land Surveyor – William Shippen PLS#2118 of Survey, Incorporated in Windham. William Shippen will be responsible for sealing the final subdivision plan.

### **SECTION 9 – LICENSED PROFESSIONAL ENGINEER**

Professional Civil Engineer – Dustin M. Roma PE#12131 of D M Roma Consulting Engineers.

## **SECTION 10 –SEWER DISPOSAL**

The soils were investigated for septic suitability by Scott McLaren, LSE #346. Test pit locations have been superimposed onto the Subdivision Plan, and copies of the test pit logs are attached indicating suitable soils exist on all proposed lots.

## **SECTION 11 – WATER SUPPLY SYSTEM**

The project will be served by an extension of the public water main from Danielle Drive. We have met with the Portland Water District to discuss the water main extension, and they are currently in the process of reviewing the engineering plans so that an Ability to Serve letter can be issued.

## **SECTION 12 – WRITTEN STATEMENT FROM PORTLAND WATER DISTRICT**

Pending review of design plans.

## **SECTION 13 –ADJOINING PROPERTY OWNERS**

See Attachment D.

## **SECTION 14 – RIGHT OF ACCESS TO SUBDIVISION OFF OF A PRIVATE ROAD**

Not Applicable

## **SECTION 15 – NAME AND CONTACT INFORMATION FOR ROAD ASSOCIATION**

Not Applicable

## **SECTION 16 – FINANCIAL CAPACITY**

The total estimated cost for the proposed improvements are as follows:

|                                |           |
|--------------------------------|-----------|
| Water Main and Services:       | \$30,000  |
| New Roadway Construction:      | \$60,000  |
| Lot 5 Gravel Lot Construction: | \$150,000 |
| Stormwater & Erosion Control:  | \$80,000  |
| Total Cost Estimate:           | \$320,000 |

## **SECTION 17 – TECHNICAL CAPACITY**

The applicant has retained the services of design professionals to assist in the development of this project as follows:

Scott McLaren, LSE – Licensed Site Evaluator  
Donald Murphy – Wetland Scientist  
Survey, Incorporated – Licensed Land Surveyors  
DM Roma Consulting Engineers – Licensed Professional Civil Engineers

## **SUBMISSION INFORMATION FOR WHICH A WAIVER MAY BE GRANTED**

### **SECTION 1 – HIGH-INTENSITY SOIL SURVEY**

Waiver requested. Test pits have been conducted to show that suitable soils exist on each lot to support a wastewater disposal system. There are no proposed wells to be located on the property and all lots will be served by public water.

### **SECTION 2 – LANDSCAPE PLAN**

Waiver requested. The project is located at the end of an industrial park road and there are no buildings proposed.

### **SECTION 3 – HYDROGEOLOGIC ASSESSMENT**

Waiver requested. There are no proposed wells to be located on the property and the project will be served by public water. There are no septic systems proposed to be constructed at this time. Each lot owner may require a septic system depending on their individual lot needs at some point in the future.

### **SECTION 4 – VEHICULAR TRAFFIC ASSESSMENT ON DAILY BASIS AND AT PEAK TIME**

It is difficult to estimate the amount of traffic that may be generated by the proposed 5 lot subdivision because there are no specific uses proposed on the lots, with the exception of Lot 5. Lot 5 is not expected to generate a significant amount of additional vehicle trips because there is no building proposed and the use is an extension of the existing use on the abutting recreation vehicle trailer sales parcel. Danielle Drive may experience infrequent traffic related to Lot 5 for inventory delivery.

If we assume the remaining 4 lots will each be occupied by an industrial use building having an average building square footage of 4,000 square feet, the Institute of Transportation Engineers Manual (9<sup>th</sup> edition) would estimate that the project is expected to generate approximately 136 average daily trips consisting of 14 AM Peak Hour trip-ends and 14 PM Peak Hour trip-ends of the generator. The existing Danielle

Drive roadway intersection has adequate site distance and regularly accommodates industrial vehicle traffic for the existing properties on the roadway. We do not anticipate that the increased traffic would require any off-site improvements or meet any traffic signal warrants.

#### **SECTION 5 – TRAFFIC IMPACT ANALYSIS**

See Section 4.

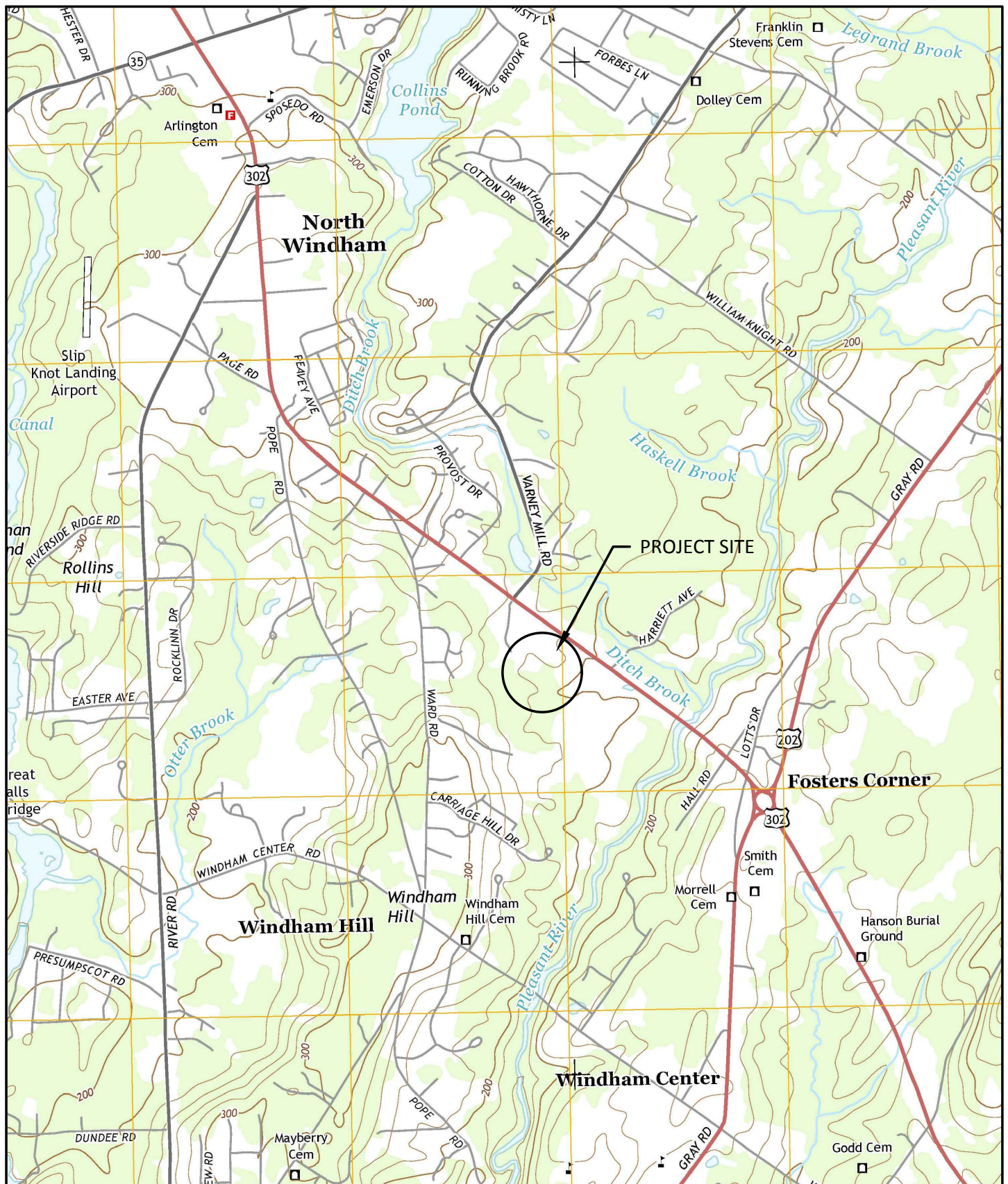
#### **SECTION 6 – DIRECT WATERSHED OF A GREAT POND**

Not applicable.

## **ATTACHMENT A**

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### **PROJECT LOCATION MAP**



## SITE LOCATION MAP

5-LOT COMMERCIAL SUBDIVISION  
WINDHAM, MAINE

FOR:  
MOOSE LANDING NORTH, LLC  
P.O. BOX 177  
NAPLES, MAINE 04055

SCALE: 1"=2,000'  
DATE: 05-16-2017  
JOB NUMBER: 17011

# DM ROMA

CONSULTING ENGINEERS

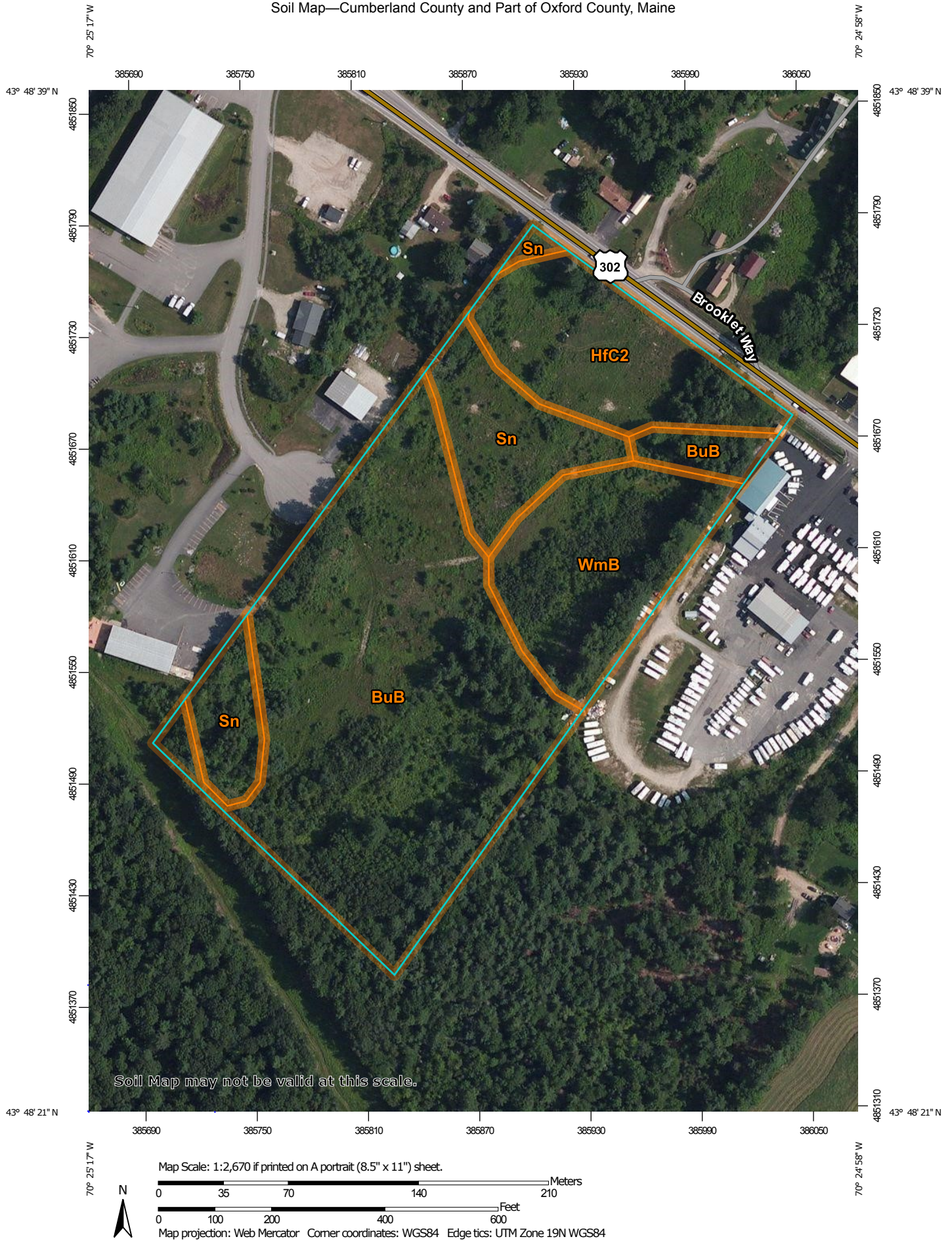
59 HARVEST HILL RD  
WINDHAM, ME 04062  
(207) 310 - 0506

## **ATTACHMENT B**

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### **SOILS MAPS AND TEST PIT LOGS FOR SEPTIC SYSTEMS/STORMWATER STRUCTURES**

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



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

4/7/2017  
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

**Water Features**

 Streams and Canals

**Transportation**

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

**Background**

 Aerial Photography

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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 12, Sep 15, 2016

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

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

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

| Cumberland County and Part of Oxford County, Maine (ME005) |                                                               |              |                |
|------------------------------------------------------------|---------------------------------------------------------------|--------------|----------------|
| Map Unit Symbol                                            | Map Unit Name                                                 | Acres in AOI | Percent of AOI |
| BuB                                                        | Lamoine silt loam, 3 to 8 percent slopes                      | 8.5          | 54.3%          |
| HfC2                                                       | Hartland very fine sandy loam, 8 to 15 percent slopes, eroded | 2.3          | 15.0%          |
| Sn                                                         | Scantic silt loam, 0 to 3 percent slopes                      | 2.3          | 14.4%          |
| WmB                                                        | Windsor loamy sand, 0 to 8 percent slopes                     | 2.5          | 16.2%          |
| <b>Totals for Area of Interest</b>                         |                                                               | <b>15.6</b>  | <b>100.0%</b>  |

June 19, 2017

Moose Landing LLC  
P.O. Box 177  
Naples, ME 04055

To Moose Landing LLC,

I completed a site and soil evaluation, upon a request from land use consultant Donald Murphy, in your interest, for a lot of land on Route 302 in Windham (town tax map 15, lot #2) to determine the feasibility of subsurface wastewater disposal on-site, and to determine soil characteristics for planning purposes for the lot.

The field work consisted of evaluating a series of ten soil test pits on the lot. Please find included, a copy of form F 1/01 that shows soil logs describing the soil characteristics found for each soil test pit. The soil test pits are marked in the field with ribbon tied to a nearby tree or tree branch.

The soil was found to be acceptable for subsurface wastewater disposal in all soil test pits, according to the State of Maine Subsurface Wastewater Disposal Rules, which require a minimum of a 9" soil depth above any restriction or limiting factor including bedrock, hardpan, or groundwater. All test pits except #3 and #7 showed similar characteristics with fine sandy loam and silt loam over firm silty clay loam or silty clay. Test pit #3 showed sandy loam and loamy sand over fine sand. Test pit #7 showed loamy sand with a hardpan layer at a depth of 20".

If a septic system disposal field were designed at test pit location #3, it would require medium disposal area sizing. At test pit location #7, it would require medium-large sizing. A design at all other test pit locations would require extra-large disposal area sizing. If you have questions or need further assistance, I can be reached at 207-329-7435. Thank you.

Sincerely,



Scott McLaren  
Sustainable Soils  
Licensed Site Evaluator #346

**SOIL PROFILE / CLASSIFICATION INFORMATION****DETAILED DESCRIPTION OF  
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:  
**Moose Landing North**Applicant Name:  
**Moose Landing LLC**Project Location (municipality):  
**Windham**

Exploration Symbol: TP1 ☒ Test Pit ☒ Boring  
 +/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture                     | Consistency | Color                      | Mottling         |
|-----------------------------|-------------|----------------------------|------------------|
| Very fine sandy loam        | Friable     | Olive brown 2.5Y 4/3*      |                  |
| Silty clay loam             |             | Light olive brown 2.5Y 5/4 | Common, distinct |
|                             | Firm        |                            |                  |
| Silty clay                  |             | Gray brown 2.5Y 5/2        |                  |
| Testpit/boring to 72" depth |             |                            |                  |

soil data by **S.E.** Soil 9 Classification D Slope 4-8 Limiting Factor 10" ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock  
 Profile Condition Percent Depth

soil data by **S.S.** Soil series/phase name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol: TP2 ☒ Test Pit ☐ Boring  
 +/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture           | Consistency | Color                      | Mottling         |
|-------------------|-------------|----------------------------|------------------|
| Fine sandy loam   | Friable     | Dark yellow brown 10YR 4/2 |                  |
| Silt loam         |             | Olive brown 2.5Y 4/4       |                  |
|                   | Firm        |                            | Common, distinct |
| Silty clay        |             | Dark olive brown 2.5Y 3/3  |                  |
| Limit of test pit |             |                            |                  |

soil data by **S.E.** Soil 9 Classification D Slope 4-8 Limiting Factor 12" ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock  
 Profile Condition Percent Depth

soil data by **S.S.** Soil series/phase name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol: TP3 ☒ Test Pit ☐ Boring  
 +/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture           | Consistency      | Color                      | Mottling |
|-------------------|------------------|----------------------------|----------|
| Sandy loam        | Friable          | Dark yellow brown 10YR 4/4 |          |
| Loamy sand        | Friable to loose | Yellow brown 10YR 5/6      |          |
| Fine sand         |                  |                            |          |
| Limit of test pit |                  |                            |          |

soil data by **S.E.** Soil 5 Classification C Slope 2-6 Limiting Factor None ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock  
 Profile Condition Percent Depth

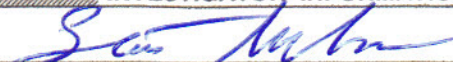
soil data by **S.S.** Soil series/phase name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol: TP4 ☒ Test Pit ☐ Boring  
 +/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture              | Consistency | Color                         | Mottling         |
|----------------------|-------------|-------------------------------|------------------|
| Very fine sandy loam | Friable     | Very dark gray brown 2.5Y 3/2 |                  |
| Silty clay loam      |             | Brown 10YR 4/3                | Common, distinct |
| Silty clay           | Firm        | Dark gray 2.5Y 4/1            |                  |
| Testpit to 54" depth |             |                               |                  |

soil data by **S.E.** Soil 9 Classification D Slope 4-8 Limiting Factor 10" ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock  
 Profile Condition Percent Depth

soil data by **S.S.** Soil series/phase name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

**INVESTIGATOR INFORMATION AND SIGNATURE**Signature: Date: **6-19-17**Name Printed/typed: **Scott McLaren**Cert/Lic/Reg. # **346**Title: ☒ Licensed Site Evaluator  
☐ Certified Geologist☐ Certified Soil Scientist  
☐ Other:

affix professional seal

**SOIL PROFILE / CLASSIFICATION INFORMATION****DETAILED DESCRIPTION OF  
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:  
**Moose Landing North**Applicant Name:  
**Moose Landing LLC**Project Location (municipality):  
**Windham**Exploration Symbol: TP5 ☒ Test Pit ☐ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency       | Color                            | Mottling         |
|---------|-------------------|----------------------------------|------------------|
| 0       |                   |                                  |                  |
| 6       | Friable           | Dark yellow brown<br>10YR 4/4*   |                  |
| 12      |                   | Dark gray brown                  |                  |
| 18      | Firm              | 2.5Y 4/2                         | Common, distinct |
| 24      |                   | Very dark gray brown<br>2.5Y 3/2 |                  |
| 30      |                   |                                  |                  |
| 36      | Limit of test pit |                                  |                  |
| 42      |                   |                                  |                  |
| 48      |                   |                                  |                  |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>9</u> | Classification Condition <u>D</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>12"</u> | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

Exploration Symbol: TP6 ☒ Test Pit ☒ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency              | Color                       | Mottling         |
|---------|--------------------------|-----------------------------|------------------|
| 0       |                          |                             |                  |
| 6       | Friable                  | Brown<br>10YR 4/3           |                  |
| 12      |                          | Dark yellow brown           |                  |
| 18      | Firm                     | 10YR 4/4                    | Common, distinct |
| 24      |                          | Dark gray brown<br>2.5Y 4/2 |                  |
| 30      |                          |                             |                  |
| 36      | Limit of test pit/boring |                             |                  |
| 42      |                          |                             |                  |
| 48      |                          |                             |                  |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>9</u> | Classification Condition <u>D</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>12"</u> | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

Exploration Symbol: TP7 ☒ Test Pit ☐ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency       | Color                         | Mottling |
|---------|-------------------|-------------------------------|----------|
| 0       |                   |                               |          |
| 6       | Friable           | Dark yellow brown<br>10YR 5/6 |          |
| 12      |                   | Yellow brown<br>10YR 5/4      |          |
| 18      |                   |                               |          |
| 24      | Firm              |                               |          |
| 30      |                   |                               |          |
| 36      | Limit of test pit |                               |          |
| 42      |                   |                               |          |
| 48      |                   |                               |          |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>7</u> | Classification Condition <u>C</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>20"</u> | <input type="checkbox"/> Groundwater<br><input checked="" type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

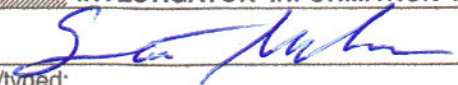
Exploration Symbol: TP8 ☒ Test Pit ☒ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency              | Color                   | Mottling         |
|---------|--------------------------|-------------------------|------------------|
| 0       |                          |                         |                  |
| 6       | Friable                  | Dark brown<br>10YR 3/3  |                  |
| 12      |                          | Olive brown<br>2.5Y 4/3 |                  |
| 18      | Firm                     |                         | Common, distinct |
| 24      |                          |                         |                  |
| 30      | Limit of test pit/boring |                         |                  |
| 36      |                          |                         |                  |
| 42      |                          |                         |                  |
| 48      |                          |                         |                  |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>9</u> | Classification Condition <u>D</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>12"</u> | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

**INVESTIGATOR INFORMATION AND SIGNATURE**Signature: 

Date:

6-19-17

Name Printed/typed:

Scott McLaren

Cert/Lic/Reg. #

346

Title:

☒ Licensed Site Evaluator  
☐ Certified Geologist

☐ Certified Soil Scientist  
☐ Other:

affix professional seal

**SOIL PROFILE / CLASSIFICATION INFORMATION****DETAILED DESCRIPTION OF  
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:  
**Moose Landing North**Applicant Name:  
**Moose Landing LLC**Project Location (municipality):  
**Windham**Exploration Symbol: TP9 ☒ Test Pit ☒ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
| 0       |             |       |          |
| 6       |             |       |          |
| 12      |             |       |          |
| 18      |             |       |          |
| 24      |             |       |          |
| 30      |             |       |          |
| 36      |             |       |          |
| 42      |             |       |          |
| 48      |             |       |          |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>9</u> | Classification Condition <u>D</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>12"</u> | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

Exploration Symbol: TP10 ☒ Test Pit ☒ Boring

+/-2" Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
| 0       |             |       |          |
| 6       |             |       |          |
| 12      |             |       |          |
| 18      |             |       |          |
| 24      |             |       |          |
| 30      |             |       |          |
| 36      |             |       |          |
| 42      |             |       |          |
| 48      |             |       |          |

|                   |                       |                                   |                          |                                  |                                                                                                                                   |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile <u>9</u> | Classification Condition <u>D</u> | Slope Percent <u>4-8</u> | Limiting Factor Depth <u>10"</u> | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|-----------------------|-----------------------------------|--------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

Exploration Symbol: \_\_\_\_\_ ☐ Test Pit ☐ Boring

\_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
| 0       |             |       |          |
| 6       |             |       |          |
| 12      |             |       |          |
| 18      |             |       |          |
| 24      |             |       |          |
| 30      |             |       |          |
| 36      |             |       |          |
| 42      |             |       |          |
| 48      |             |       |          |

|                   |                    |                                |                     |                             |                                                                                                                        |
|-------------------|--------------------|--------------------------------|---------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile _____ | Classification Condition _____ | Slope Percent _____ | Limiting Factor Depth _____ | <input type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|--------------------|--------------------------------|---------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

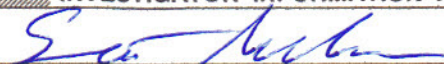
Exploration Symbol: \_\_\_\_\_ ☐ Test Pit ☐ Boring

\_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
| 0       |             |       |          |
| 6       |             |       |          |
| 12      |             |       |          |
| 18      |             |       |          |
| 24      |             |       |          |
| 30      |             |       |          |
| 36      |             |       |          |
| 42      |             |       |          |
| 48      |             |       |          |

|                   |                    |                                |                     |                             |                                                                                                                        |
|-------------------|--------------------|--------------------------------|---------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------|
| soil data by S.E. | Soil Profile _____ | Classification Condition _____ | Slope Percent _____ | Limiting Factor Depth _____ | <input type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock |
|-------------------|--------------------|--------------------------------|---------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------|

|                   |                         |                                                                        |                          |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|
| soil data by S.S. | Soil series/phase name: | <input type="checkbox"/> Hydric<br><input type="checkbox"/> Non-hydric | Hydrologic<br>Soil Group |
|-------------------|-------------------------|------------------------------------------------------------------------|--------------------------|

**INVESTIGATOR INFORMATION AND SIGNATURE**Signature: Date: **6-19-17**Name Printed/typed: **Scott McLaren**Cert/Lic/Reg. # **346**Title: ☒ Licensed Site Evaluator  
☐ Certified Geologist☐ Certified Soil Scientist  
☐ Other:

affix professional seal

## **ATTACHMENT C**

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### **PROPERTY DEED AND PURCHASE-SALE AGREEMENT**

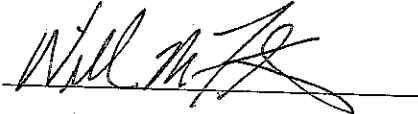
QUITCLAIM DEED WITH COVENANT  
Statutory Short Form

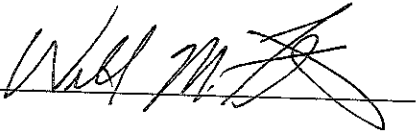
KNOW ALL BY THESE PRESENTS, that EDISON H. BENNETT and JEAN H. BENNETT, both of Windham, Maine 04062, for consideration paid, grant to SKILLIN'S WINDHAM, LLC, a Maine limited liability company, with a mailing address of 89 Foreside Road, Falmouth, Maine 04105, with Quitclaim Covenant, the land in Windham, Cumberland County, Maine, described more particularly on Exhibits A and B attached hereto.

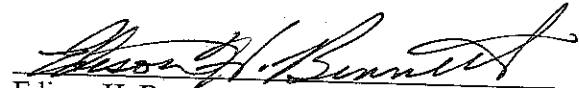
Meaning and intending to describe the same premises conveyed to Grantors by deed from Nellie P. Bennett and Lloyd P. Bennett dated January 24, 1994 and recorded in the Cumberland County Registry of Deeds in Book 14085, Page 141.

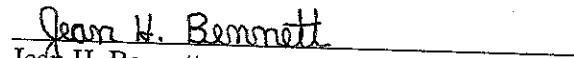
Witness our hand and seal this 31st day of July, 2003.

Witness:





  
Edison H. Bennett

  
Jean H. Bennett

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Personally appeared the above-named Edison H. Bennett and Jean H. Bennett and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public  
Print: William S. Kory  
My Commission Expires: \_\_\_\_\_

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land located on the westerly side of Route 302 in the Town of Windham, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at an iron pipe to be set on the apparent westerly sideline of Route 302 at the easterly corner of land now or formerly of Doris A. Webb as recorded in the Cumberland County Registry of Deeds in Book 3034, Page 120. Thence by the following courses and distances;

- 1) S 38° 07' 19" E by the apparent westerly sideline of Route 302 a distance of one hundred seventy-five and 00/100 (175.00) feet to a point and land now or formerly of Lloyd P. Bennett, et. al., as recorded in said Registry in Book 3618, Page 292.
- 2) S 50° 36' 42" W by land of Bennett a distance of four hundred and 00/100 (400.00) feet to a point.
- 3) N 38° 07' 19" W by land of Bennett a distance of one hundred seventy-five and 00/100 (175.00) feet to a point and land now or formerly of Donald E. and Joanne P. Vance as recorded in said Registry in Book 3230, Page 204.
- 4) N 50° 36' 42" E by land of Vance and by land of Webb a distance of four hundred and 00/100 (400.00) feet to the point of beginning.

The above described parcel of land containing 1.6 acres of land.

## EXHIBIT "B"

A certain lot or parcel of land located on the westerly side of Route 302 in the Town of Windham, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at an iron pipe to be set on the apparent westerly sideline of Route 302 at the northerly corner of land now or formerly of Ronald C. and Patricia A. Riley as recorded in the Cumberland County Registry of Deeds in Book 3874, Page 47. Thence by the following courses and distances;

- 1) S 51° 52' 43" W by land of Riley and by land now or formerly of Peter A. and Marrylee B. Woodbury as recorded in said Registry in Book 4076, Page 38, a distance of one thousand one hundred forty-six and 87/100 (1146.87) feet to an iron pipe found at the easterly corner of land now or formerly of John D. Breggia as recorded in said Registry in Book 4187, Page 190.
- 2) N 37° 45' 05" W by the land of Breggia a distance of four hundred forty-nine and 21/100 (449.21) feet to an iron pipe found.
- 3) N 37° 45' 05" W by the land of Breggia a distance of sixty and 19/100 (60.19) feet to a point at the southerly corner of land now or formerly of Donald E. and Joanne P. Vance as recorded in said Registry in Book 3230, Page 204.
- 4) N 50° 36' 42" E by land of Vance a distance of seven hundred forty-three and 85/100 (743.85) feet to a point at the westerly corner of land now or formerly of Lloyd P. Bennett, et. al., as recorded in said Registry in Book 3618, Page 294, said point being located S 50° 36' 42" W and four hundred and 00/100 (400.00) feet from the apparent westerly sideline of Route 302.
- 5) S 38° 07' 19" E by land of Bennett a distance of one hundred seventy-five and 00/100 (175.00) feet to a point.
- 6) N 50° 36' 42" E by land of Bennett a distance of four hundred and 00/100 (400.00) feet to a point on the apparent westerly sideline of Route 302.
- 7) S 38° 07' 19" E by the apparent westerly sideline of Route 302 a distance of three hundred fifty-nine and 69/100 (359.69) feet to the point of beginning.

The above described parcel of land containing 12.1 acres of land.

Received  
Recorded Register of Deeds  
Aug 13, 2003 03:54:20P  
Cumberland County  
John E. D Brien

CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Daniel Croffey and/or Assigns, whose mailing address is  
P.O. Box 97 Naples, Maine 04655 (hereinafter called  
Purchaser), this 22nd day of February, 2017  
purchase of real estate located at Map 15, Lot 2 Dollars (\$ [REDACTED]) as earnest money deposit toward  
County of Cumberland State of Maine, described as follows: A vacant parcel of in the city/town of Wadsworth  
Commercial C3 Zoned land consisting of 9.96 +/- Acres and  
being more fully described at said County's Registry of Deeds in Book 19972 Page 327 upon the terms and conditions  
indicated below.

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable) \_\_\_\_\_
2. PURCHASE PRICE: The total Purchase Price is  
Dollars (\$ [REDACTED]), with payment to be made as follows:  
Earnest money deposit received on this date: \_\_\_\_\_  
Other: \_\_\_\_\_ \$ [REDACTED]  
Other: \_\_\_\_\_ \$ [REDACTED]  
Balance due at closing, in cash or certified funds: \_\_\_\_\_ \$ [REDACTED]
3. EARNEST MONEY/ACCEPTANCE: Betts Commercial Bankers ("Escrow Agent") shall hold the earnest money  
in a non-interest bearing account and act as escrow agent until closing; this offer shall be valid until February 24, 2017 at  
5:00 ( 11 AM X PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to  
Purchaser.
4. TITLE: That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by  
the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as  
provided herein and execute all necessary papers for the completion of the purchase on or before June 30, 2017  
If Seller is unable to convey title to the premises in accordance with the provisions of paragraph 5 below, then Seller shall have a reasonable  
time period, not to exceed 30 days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to  
remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within 30  
days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder, or  
Purchaser may, at Purchaser's option, close notwithstanding such uncured defects as may then exist. Seller hereby agrees to make a  
good-faith effort to cure any title defect identified pursuant to paragraph 5 below during such period.
5. DEED: That the property shall be conveyed by a Maine Short Form Deeds Act Warranty  
deed, and shall be subject to all encumbrances (other than liens and mortgages), except covenants, conditions, easements and restrictions of  
record that materially and negatively impair the current use of the premises and usual public utilities servicing the premises and shall be  
subject to applicable land use and building laws and regulations.
6. LEASES/TENANT SECURITY DEPOSITS: Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights  
under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.
7. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser immediately at closing unless otherwise  
agreed by both parties in writing.
8. RISK OF LOSS: Until transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by Seller unless otherwise  
agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear. If the  
premises are materially damaged or destroyed prior to closing, Purchaser may either terminate this Agreement and be refunded the earnest  
money deposit, or close this transaction and accept the premises in their as-is condition together with an assignment of the Seller's right to  
any insurance proceeds relating thereto.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
  - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
  - b. Fuel
  - c. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
  - d. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
  - e. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional rents received  
by Seller pursuant to leases of the property.
  - f. \_\_\_\_\_

10. INSPECTIONS: Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to Purchaser:

| TYPE OF INSPECTION      | YES | NO  | RESULTS REPORTED | TYPE OF INSPECTION               | YES | NO  | RESULTS REPORTED       |
|-------------------------|-----|-----|------------------|----------------------------------|-----|-----|------------------------|
| a. General Building     | ___ | ___ | Within ___ days  | i. Lead Paint                    | ___ | ___ | Within ___ Days        |
| b. Sewage Disposal      | ___ | ___ | Within ___ days  | j. Pests                         | ___ | ___ | Within ___ Days        |
| c. Water Quality        | ___ | ___ | Within ___ days  | k. ADA                           | ___ | ___ | Within ___ Days        |
| d. Radon Air Quality    | ___ | ___ | Within ___ days  | l. Wetlands                      | ___ | ___ | Within ___ Days        |
| e. Radon Water Quality  | ___ | ___ | Within ___ days  | m. Environmental Scan            | ___ | ___ | Within ___ Days        |
| f. Asbestos Air Quality | ___ | ___ | Within ___ days  | n. Zoning                        | ___ | ___ | Within ___ Days        |
| g. Code Conformance     | ___ | ___ | Within ___ days  | o. Insurance                     | ___ | ___ | Within ___ Days        |
| h. Flood Plain          | ___ | ___ | Within ___ days  | p. Other <u>See Paragraph 24</u> | ___ | ___ | Within <u>120</u> days |

The use of days is intended to mean from the Effective Date of the Contract. All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection or other condition specified herein is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of inspection(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Purchaser shall have 14 days from the effective date of the Contract to review leases of the property and income and expense information regarding the property, which leases and information Seller shall make available to Purchaser at a convenient time and location. If the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying the Seller in writing within the specified number of days set forth herein, and the earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the review is unsatisfactory within the time period set forth herein, this contingency is waived by Purchaser.

12. FINANCING: Purchaser's obligation to close hereunder is contingent upon Purchaser's obtaining within 14 days from the effective date of this contract a written commitment (the "Commitment") from a lender for a mortgage loan of not less than N/A % of the purchase price at an initial interest rate not to exceed N/A % per annum and amortized over a period of not less than N/A years. Purchaser acknowledges that a breach of this good faith obligation to seek and accept financing on the above-described terms shall be a breach of this Contract.

In the event that Purchaser is unable to obtain the Commitment and Purchaser notifies Seller within N/A days from the effective date of this Contract, then Seller shall return the earnest money to Purchaser and this Contract shall terminate and neither party shall be under any further obligation hereunder. If Purchaser is unable to obtain the Commitment and does not notify Seller that Purchaser has failed to obtain the Commitment within the time limit set forth above, then Purchaser shall be in default of this Agreement.

13. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that they have been informed that \_\_\_\_\_ ("Transaction Broker") is acting as a transaction broker in this transaction and does not have a client relationship with either Purchaser or Seller; Buyer Larry Eliason ("Selling Agent") is acting as a \_\_\_\_\_ agent in this transaction and is representing \_\_\_\_\_ and that Seller's Larry Eliason ("Listing Agent") is acting as a \_\_\_\_\_ - agent in this transaction and is representing \_\_\_\_\_ elsewhere herein as "Licensees"). (Transaction Broker, Selling Agent and Listing Agent are referred to

14. DEFAULT: If Purchaser fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of an undisputed default by either party, the Escrow Agent may return the earnest money to Purchaser or Seller with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit.

15. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.

16. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

17. HEIRS/ASSIGNS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
18. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument.
19. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Transaction Broker is given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties.
20. Seller and Purchaser acknowledge receipt of the Maine Real Estate Brokerage Relationships Form.
21. ADDENDA: This contract has addenda containing additional terms and conditions: Yes - No
22. EXTENSION: Seller and Purchaser agree to extend the following date(s) set forth in this Contract to the new dates shown:
- Date for \_\_\_\_\_ changed from \_\_\_\_\_ to \_\_\_\_\_.
- Date for \_\_\_\_\_ changed from \_\_\_\_\_ to \_\_\_\_\_.
- Date for \_\_\_\_\_ changed from \_\_\_\_\_ to \_\_\_\_\_.
23. The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

24. This contract is subject to Purchaser obtaining final approval from the Town of Windham Planning Board to operate a retail business with outdoor display. The Purchaser shall have 120 days from the effective date of this contract to obtain the approval.

25. This contract is subject to Purchaser determining the proposed use shall not be prohibited as per an Easement and Maintenance Agreement and in accordance with the terms and conditions of the Windham LLC entered into with DMK Development dated 8/3/2011. Purchaser shall have 30 days from the effective date of this contract to notify seller as to a satisfactory or unsatisfactory determination.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 ½ % of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

Daniel Craftery and/or Assigns  
Legal Name of Purchaser

\_\_\_\_\_  
Social Security # or Tax I.D. #

X Daniel Craftery  
Signature

\_\_\_\_\_  
Name/Title, there unto duly authorized

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay the Licensees the commission for services according to the terms of the listing agreement or if there is no listing agreement the sum of \_\_\_\_\_

distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified. In the event the earnest money is forfeited by Purchaser, it shall be evenly

Signed this 23rd day of February, 2017.

Skills Windham, LLC  
Seller

10-0010167

\_\_\_\_\_  
Social Security # or Tax I.D. #

\_\_\_\_\_  
Name/Title, there unto duly authorized

\_\_\_\_\_  
Escrow Agent

\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Signature

The Listing Agent is Larry Eliason of Butts Commercial Brokers (Agency)

The Selling Agent is Larry Eliason of Butts Commercial Brokers (Agency)

The Transaction Broker is \_\_\_\_\_ of \_\_\_\_\_ (Agency)

EFFECTIVE DATE OF CONTRACT: 2/23/2017

Butts Commercial Brokers • Roosevelt Plaza • 842 Roosevelt Trail • Windham, Maine 04062  
Telephone (207) 892-5668 • Fax (207) 893-1706 • E-mail: BCBMaine2000@aol.com

## CONTRACT CONTINGENCY EXTENSION AGREEMENT

April 5, 2017

Amendment to Purchase and Sale Agreement – effective date - February 23, 2017, between Daniel Craffey, and/or Assigns, Buyer, of P. O. Box 97, Naples, Maine 04055 and, Skillins Windham, LLC, Seller, of 89 Foreside Road, Falmouth, Maine 04105, concerning 9.96 +/- Acres, Windham, Maine, (Skillins Lot behind Tractor Supply), the property.

Due to unforeseen delays in obtaining approvals from the Town of Windham, State of Maine and/or United States Army Corps of Engineers, Buyer hereby requests additional time to complete the approval process and obtain permits to operate a retail business with outdoor display in the C3 Commercial Zone.

The Premises are to be conveyed “as is” and Seller has made no representation or warranty other than as specifically provided in the Purchase and Sale Agreement. Upon reasonable written notice to Seller, Seller hereby grants Buyer and its agents the right to enter upon or in any part of the Premises at all reasonable times and from time to time prior to the closing in order to inspect the Premises, conduct surveys, soil tests, engineering, environmental testing and studies and to do such things as are reasonably necessary with respect to its due diligence, acquisition and development of the Premises. Buyer shall indemnify and hold Seller harmless from any claims or loss resulting from such entry, including, without limitation, attorneys’ fees. The foregoing indemnification shall survive the Closing and/or any termination of this Agreement.

Buyer’s satisfaction, in his sole discretion, with its investigation, reviews, and inspections of the Premises, including, without limitation, its satisfaction of the form, content and other information obtained by Buyer pursuant to this Agreement (collectively “Inspections”), is a condition to Buyer’s obligation to close hereunder.

DK

Supplementing and not limiting the forgoing, in the event Buyer, in his sole discretion, determines it necessary to obtain permits, variances, releases, or other permissions or assurances (collectively "Permits") from any government agency of competent jurisdiction, including but not limited to the Town of Windham, the State of Maine, and the United States Army Corps of Engineers, Seller shall reasonably cooperate with Buyer to obtain such Permits. Any costs incurred in the pursuit of such Permits shall be the sole responsibility of the Buyer. Buyer shall not allow any Mechanic's Liens or Liens of any Kind to be placed upon the property and will pay all Contractor's within the terms of their agreements. Buyer's satisfaction, in his sole discretion, with any Permits or lack thereof related to the Premises is a condition to Buyer's obligation to close hereunder.

In the event the Buyer, is in any way unsatisfied with the Inspections, Permits, Buyer may elect to terminate this Agreement by written termination notice to Seller within one hundred-twenty (120) days of the New Effective Date hereof April 5, 2017 ("New Due Diligence Period"), and upon such notice this Agreement shall terminate, the Escrow Agent shall promptly send the Deposit to the Seller and, Buyer shall transfer to Seller at "no charge" all of the following documents relating to the Property in Buyer's possession or under Buyer's control, within Ten (10) business days: (a) title search; (b) surveys; (c) environmental and/or wetlands scans, studies or reports; and (d) engineering and/or architectural studies, geotechnical studies, water surveys, topographical surveys, utility surveys, sewage disposal surveys, storm water drainage determinations, and such other tests, studies, reports or assessments (collectively, the "Buyer's Documents"). The Buyer's Documents will become the property of the Seller upon termination of the contract by the Buyer. And, except as otherwise expressly stated herein, neither party shall have any further obligations hereunder.

In the event Buyer, in his sole discretion, (based upon his professionals) believes addition time is required to complete Inspections, obtain Permits, Buyer shall have the right, but not the obligation, to extend the Due Diligence Period by an additional sixty (60) days. Buyer shall give Seller written notice of his election to extend said Due Diligence Period. The sixty (60) day extension shall require an additional non-refundable earnest money deposit of Five Thousand Dollars -----00/100 (\$ 5,000.00) that shall be held by escrow agent and shall be applied towards the purchase price at closing.

*Dr*

As a condition of this contract contingency extension agreement, the earnest money deposit of Five Thousand Dollars -----00/100(\$ 5,000.00) on deposit with Butts Commercial Brokers now shall become non-fundable upon this document being fully executed and delivered to all parties.

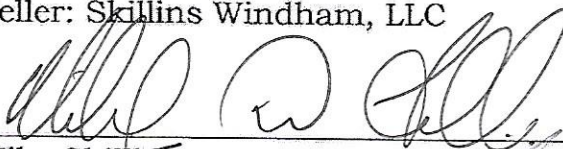
By signature below, Seller(s) hereby extend the deadline for Buyer to obtain all approvals to on or before October 31, 2017.

Seller and Buyers hereby further agree to extend the closing date of this transaction to on or before October 31, 2017.

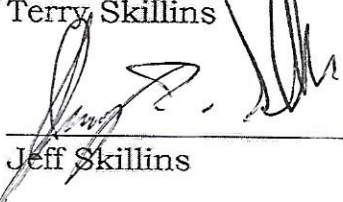
All other terms and conditions to remain in full force and effect.

  
Buyer: Daniel Craffey, and/or Assigns

Seller: Skillins Windham, LLC

  
Mike Skillins

  
Terry Skillins

  
Jeff Skillins

NEW EFFECTIVE DATE OF THIS CONTRACT APRIL 7, 2017.

## **ATTACHMENT D**

---

### **LIST OF ABUTTING PROPERTY OWNERS**

## LIST OF ABUTTING LANDOWNERS

### 5-LOT COMMERCIAL SUBDIVISION, WINDHAM, MAINE

| Map | Lot   | Owner & Address                                                                  |
|-----|-------|----------------------------------------------------------------------------------|
| 15  | 1     | William Stults & Andrea Stults<br>454 Roosevelt Trail<br>Windham, ME 04062       |
| 15  | 1A    | Lee's Family Trailer Sales & Service<br>480 Roosevelt Trail<br>Windham, ME 04062 |
| 15  | 2-1   | SS Realty, LLC<br>132 Sheppard Ave W, Suite 100<br>North York, ON M2N 1M5        |
| 15  | 3A    | Shawn Cohen & Jean Cohen<br>498 Roosevelt Trail<br>Windham, ME 04062             |
| 15  | 3-3   | AB Ledue Properties, LLC<br>5 Cannon Lane<br>Scarborough, ME 04074               |
| 15  | 3-4   | Biskup Properties, LLC<br>240 Pope Road<br>Windham, ME 04062                     |
| 15A | 4     | Windham Hill Woods Condo Main<br>Meagan's Way<br>Windham, ME 04062               |
| 47  | 7     | David Pluff<br>495 Roosevelt Trail<br>Windham, ME 04062                          |
| 47  | 8     | James Cummings<br>P.O. Box 957<br>Windham, ME 04062                              |
| 47  | 8A-01 | Terry Rice, Jr.<br>493 Roosevelt Trail<br>Windham, ME 04062                      |

## **ATTACHMENT E**

---

### **CORPORATE CERTIFICATE OF GOOD 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: Mon May 15 2017 17:09:37. Please print or save for your records.

| Legal Name                     | Charter Number | Filing Type                                | Status           |
|--------------------------------|----------------|--------------------------------------------|------------------|
| MOOSE<br>LANDING<br>NORTH, LLC | 20081606DC     | LIMITED LIABILITY<br>COMPANY<br>(DOMESTIC) | GOOD<br>STANDING |

| Filing Date | Expiration Date | Jurisdiction |
|-------------|-----------------|--------------|
| 12/05/2007  | N/A             | MAINE        |

**Other Names** (A=Assumed ; F=Former)

NONE

#### Clerk/Registered Agent

DANA HANLEY  
PO BOX 280

SOUTH PARIS, ME 04281

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Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

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Additional Addresses

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

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

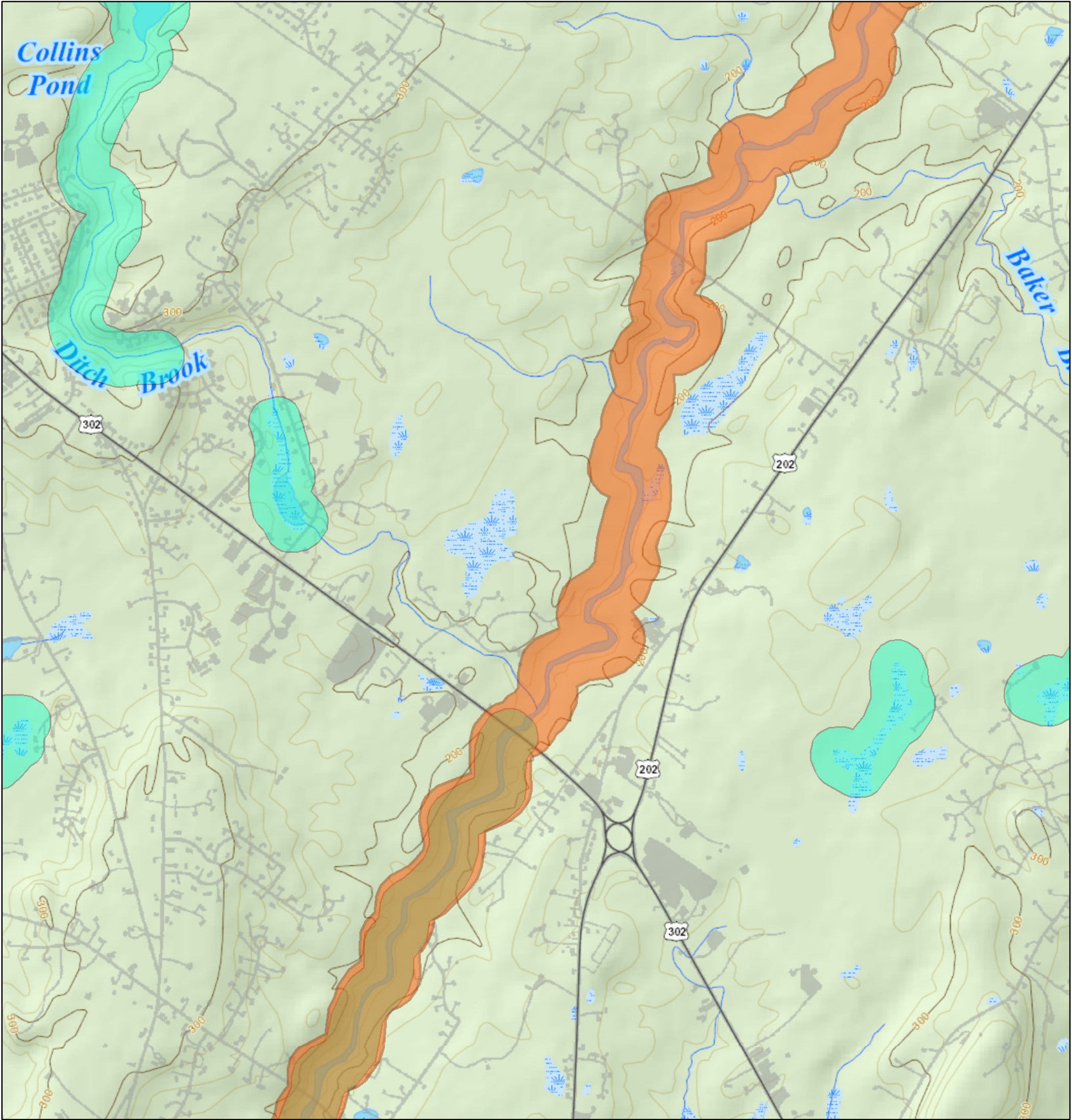
[Long Form with  
amendments  
\(\\$30.00\)](#)

## **ATTACHMENT F**

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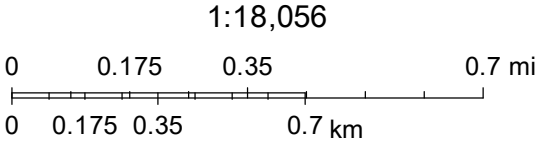
### **ENVIRONMENTAL SCREENING REPORTS**

# Beginning With Habitat



July 3, 2017

- ETSC Animal Habitat Buffers
- Inland Wading Bird and Waterfowl Habitat



To: DM Roma Consulting Engineers  
59 Harvest Hill Road  
Windham, ME 04062  
(207) 310-0506

From: Donald Murphy  
Wetland Scientist  
P.O. Box 535  
Casco, ME 04015

Re: Wetlands & Stream Determination Statement  
Moose Landing North, LLC  
Proposed Commercial Subdivision  
Roosevelt Trail, Windham, ME  
Town Assessors Map 15 Lot 2

Site Natural Resource Determinations:

A wetlands and stream delineation was performed on the project site by Donald Murphy, Wetland Scientist *Maine Association of Wetland Scientists*.

The procedure for Wetland Delineation was based on the USACE criteria for northeastern wetlands including hydrophytic vegetation, hydric soils, and site hydrology during the regulatory period. Review included experience with the Maine Department of Environmental Protection (MEDEP) Natural Resource Protection Act (NRPA) law and department rules.

The criteria for stream determination was based on the Maine Department of Environmental Protection (MEDEP) Natural Resource Protection Act (NRPA) law and department rules. Experience with USACE & USFWS natural resource project site reviews on varying land sites and topography provided additional guidance.

Site Visits:

Multiple visits were made to the project site beginning March 14, 2017 with monthly periodic visits to monitor spring drainage and June storm water events. A DEP staff site visit was conducted along with project engineer to review the wetlands on site and primarily to observe the site drainage and concur on a stream start determination.

Recent site visits include soil pit preparation for soils profiling and GPS plotting on June 15<sup>th</sup> with ME Site Evaluator, Scott McLaren of Harrison, ME. The Site Evaluator and soils report and profiles for septic feasibility on the proposed commercial subdivision lots and stormwater control structures.

## Wetland and Drainage Course Google Earth Plot Plan:



### MEDEP-NRPA Stream Determination Notes:

The DEP staff have requested additional information summarizing field notes and the basis for stream determination. Above an aerial wetlands and drainage plan is provided for reference based on Trimble GPS plotting of the resources on a Google Earth with a Town tax map layer with approximate survey corrected property lines in purple. Also refer to engineer provided preliminary project plans for accurate plotting and contours. Donald Murphy's site notes and conclusion follows:

### Site Description

The environmental landscape and natural features of this 4-acre+ parcel can be described as primarily moderately sloped wooded uplands with narrow wetlands located in its lower contours. A wholly wooded wetland of mixed pine and maple hardwood was delineated in a low contour basin on the front of the property adjacent to Route 302 that's natural hydration is supported by existing roadside and abutting lot drainage. The site is roughly divided between upland wooded and existing meadow areas.

The wooded and field wetlands are comprised of regulatory hydrophytic trees, shrubs, plants and grasses on hydric soils. Upland tree species of primarily Pines, spruce/fir, and oak transition to maples and then alders from the adjacent wooded buffer to the narrow wetland drainage.

The narrow wooded and meadow wetlands follow two drainage contours which run from both the northwesterly property corner to further descending contours at a mid-point along the easterly lot side-line and joins with the northerly drainage overflow from the abutting Tractor Supply lot storm control pond.

### County Soils Survey of Area



Poorly drained Scantic silt loam soils in association with Buxton silt loam soil series underlie the origin and narrow drainage wetland areas diagonally across the parcel. See also the engineer's stormwater analysis with the Site Evaluators soil report and test pit profile sheets for proposed storm control locations and suitable septic system locations on the proposed lots.

The Buxton series consists of very deep, moderately well drained soils that formed in glaciolacustrine or glaciomarine deposits on coastal lowlands and river valleys. Slope ranges from 3 to 50 percent. Permeability is moderate or moderately slow in the surface horizon, moderately slow or slow in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil and in the substratum. Mean annual temperature is about 7 degrees C, and mean annual precipitation is about 1118 mm at the type location.

### Contributing Site Factors affecting NRPA Stream

This area is a disturbed naturally pine and hardwood forest stand cleared for meadow. There is historic topographical evidence that shows field drainage dug to keep upper fields dryer.

The existing historic meadow areas are upland grasses, plants, and infilling shrubs in areas that have not been recently mowed. Several field maintenance roads, some clear and others grassed-in, access the open to wooded areas of the site.

The main field road is of particular note where it bisects the upper wooded to meadow wetland drainage toward the easterly property line. It has an undersized culvert that causes directed flow and contributes to erosive channelization thru the lower grass/shrub wetland during peak storm run-off. Observation of the equal grade elevations adjoining the narrow drainage cut is typical of farmers digging a drainage swale to artificially drain fields to create dryer meadows.



Contours drop twenty feet or more over a relatively short 50-ft plus span at the fields edge before continuing down into a natural drainage drop through the woods off the project parcel easterly behind the abutting Lee RV business lot. This steepening contour drop not only contributes to erosion of the loam layer and runs directly on an exposed restrictive silt/clay layer.

Overflow from the abutting Tractor Supply lot runs southerly thru a drainage cut joining with the upper narrow wetland drainage. This periodic storm event continues to erode the loams thru the wetland drainage on the project lot. Not only does this cause erosion of the soils but the flow rate of the run-off flushes away any aquatic flora or fauna that denote a regulatory stream. As seen in the photos below, this result is scour only down to the bare restrictive silt layer and does not support a sustainable regulatory stream bottom.



Off the project parcel, easterly another 38-feet away from the property line, the leveling contour of the drainage cut along with additional off-lot small adjoining wetland areas begin to provide the drainage to support a regulatory start of a stream. The NRPA criteria for stream determination of continued hydrology, and aquatic flora and fauna mixed into the channelized stream bed meandering through a widening wetland continuing toward the contoured edge of a farmer's large hay fields nearby. See the aerial plot plans above for reference.

Conclusion:

A regulatory MEDEP- NRPA stream is not determined on the project parcel. An off-site storm pond overflow run-off and farm field run-off dug years ago draining the wetter meadow area.

This directed parcel storm flow into a natural topographical drainage crossing the easterly property line thus contributing hydrology to a start regulatory stream determination 38-feet downslope away from the property line.

The storm pond accepting this run-off will contribute to a more even hydrology contributing to a more sustainable stream downslope off the lot.

Wetlands, forested and grass/shrub/ meadow, exist on the project parcel. The wetland edge has been delineated by flagging and GPS plotting.

There are no vernal pools, regulatory or otherwise, on this project parcel.

Field delineations and report prepared by:

Donald E. Murphy  
Wetland Scientist & Environmental Permitting  
PO Box 535  
Casco, ME 04015  
[murphylanduse@gmail.com](mailto:murphylanduse@gmail.com)  
207-693-2040

June 22, 2017

## **ATTACHMENT G**

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### **STORMWATER MANAGEMENT REPORT AND MAINTENANCE PLAN**

# STORMWATER MANAGEMENT REPORT

## 5-LOT COMMERCIAL SUBDIVISION ROOSEVELT TRAIL & DANIELLE DRIVE WINDHAM, MAINE

### A. Narrative

Moose Landing North, LLC is proposing to develop property at the end of Danielle Drive and along Roosevelt Trail in Windham. The project site is identified as Lot 2 on the Town of Windham Assessors Map 15. The 10-acre lot is located in the C-3 Commercial zoning district.

The project will consist of 5 commercial lots including the construction of approximately 525 linear feet of roadway, utilities and stormwater infrastructure. In general, the site drains either southeasterly through a drainage swale to the abutting property or easterly to the drainage swale along Roosevelt Trail. The site's runoff ultimately drains to the Pleasant River.

### B. Alterations to Land Cover

The 10-acre lot is currently undeveloped consisting of wooded and meadow vegetation. The proposed development will be permitted as a 5-lot commercial subdivision on a 10 acre lot which does not require Maine Department of Environmental Protection (MDEP) Site Location of Development Act approval but because the applicant may develop each of the lots, the project will require a Chapter 500 Stormwater Permit for the proposed roadway and estimated lot impervious surface. The proposed roadway and paved sidewalk will generate approximately 16,235 square feet (0.37 acres) of impervious area while the proposed lot development as indicated on the Lot Development Plan will generate an additional 123,060 square feet (2.83 acres) totaling approximately 139,295 square feet (3.20 acres) of new impervious area.

There is also potential in the future for the road to be extended to the abutting property to the southeast which is the reasoning for the right of way extending through the property. This road and sidewalk impervious will not be part of the project permitting but was incorporated in the sizing of the tributary Best Management Practices (BMPs) and in the stormwater model.

The site is moderately sloped, draining easterly or southeasterly. The slopes that form the natural drainage swale are much steeper (3:1). Soils on the property were determined utilizing the Medium Intensity Soil Maps for Cumberland County, Maine published by the Natural Resources Conservation Service.

| Table 1 – On-Site Soils |                               |     |
|-------------------------|-------------------------------|-----|
| Soils Label             | Soils Name                    | HSG |
| BuB                     | Lamoine silt loam             | C/D |
| HfC2                    | Hartland very fine sandy loam | B   |
| Sn                      | Scantic silt loam             | D   |
| WmB                     | Windsor loamy sand            | A   |

The Lamoine silt loam has been identified within the hydrologic soils group (HSG) "C/D". For stormwater modeling purposes this soil was modeled as a "D" soil since its natural condition is group "D".

C. Methodology and Modeling Assumptions

The proposed stormwater management system has been designed utilizing Best Management Practices to maintain existing drainage patterns while providing stormwater quality improvement measures. The goal of the storm drainage system design is to remove potential stormwater pollutants from runoff generated by the development while providing attenuation of the peak rates of runoff leaving the site. The method utilized to predict the surface water runoff rates in this analysis is a computer program entitled HydroCAD, which is based on the same methods that were originally developed by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, and utilized in the TR-20 modeling program. Peak rates of runoff are forecasted based upon land use, hydrologic soil conditions, vegetative cover, contributing watershed area, time of concentration, rainfall data, storage volumes of detention basins and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time, with the ability to include the attenuation effect due to dams, lakes, large wetlands, floodplains and constructed stormwater management basins. The input data for rainfalls with statistical recurrence frequencies of 2-, 10- and 25 years was obtained from Appendix H of the MDEP, Chapter 500 Stormwater Management, last revised in 2015. The National Weather Service developed four synthetic storm types to simulate rainfall patterns around the country. For analysis in Cumberland County, Maine, the type III rainfall pattern with a 24-hour duration is appropriate.

D. Basic Standards

The project is required by the Town and the MDEP to provide permanent and temporary Erosion Control Best Management Practices. These methods are outlined in detail in the plan set.

E. Flooding Standard

The MDEP Flooding Standard and the Town of Windham Land Use Ordinance require the project to detain, retain or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. The proposed stormwater infrastructure includes the construction of two underdrained filter basins and a wet pond which will provide both stormwater quality treatment and peak runoff attenuation.

The first study point (SP-1) is the location where the runoff that drains easterly is collected in the roadside swale along Roosevelt Trail. The second study point (SP-2) is the location where the runoff that drains southeasterly through the center of the property is collected in a natural drainage swale and leaves the property. The third study point (SP-3) is the location where drainage is collected in another natural depression crosses the southeastern property boundary. This flow eventually combines with the flow from SP-2 on the abutting property. The following tables summarize the analysis:

| Table 2 – Peak Rates of Stormwater Runoff |              |      |               |       |               |       |
|-------------------------------------------|--------------|------|---------------|-------|---------------|-------|
| Study Point                               | 2-Year (cfs) |      | 10-Year (cfs) |       | 25-Year (cfs) |       |
|                                           | Pre          | Post | Pre           | Post  | Pre           | Post  |
| SP-1                                      | 0.22         | 0.20 | 1.65          | 0.70  | 3.56          | 2.27  |
| SP-2                                      | 5.80         | 2.67 | 18.72         | 11.78 | 31.15         | 19.38 |
| SP-3                                      | 2.28         | 1.83 | 4.83          | 3.76  | 7.04          | 5.43  |

As a result of the installation of the two filter basins and the wet pond, the site effectively reduces the peak rates of runoff at both study points for all storm events. The watershed maps showing pre-development and post-development drainage patterns are included in the plan set and the Offsite Watershed Map and computations performed with the HydroCAD software program are included as Attachments 1 and 3 in this report respectively.

F. General Standard

The MDEP and Town of Windham requires the project to meet the General Standards outlined in the MDEP Chapter 500 to provide water quality treatment for no less than 95% of the new impervious surface and 80% of the total developed area associated with the project. This standard will be met by constructing two underdrained filter basins and a wet pond to provide water quality treatment for 99% of the new impervious surface and 88% of the new developed area. Calculations can be found on the Watershed Maps and enclosed as Attachment 2 in this report.

G. Maintenance of common facilities or property

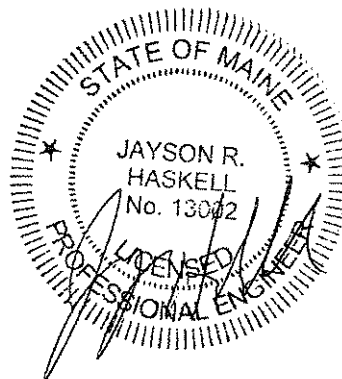
The owner of the facility will be responsible for the maintenance of the stormwater facilities until an association is created. Enclosed within this submission is an Inspection, Maintenance and Housekeeping Plan for the project.

Prepared by:

DM ROMA CONSULTING ENGINEERS



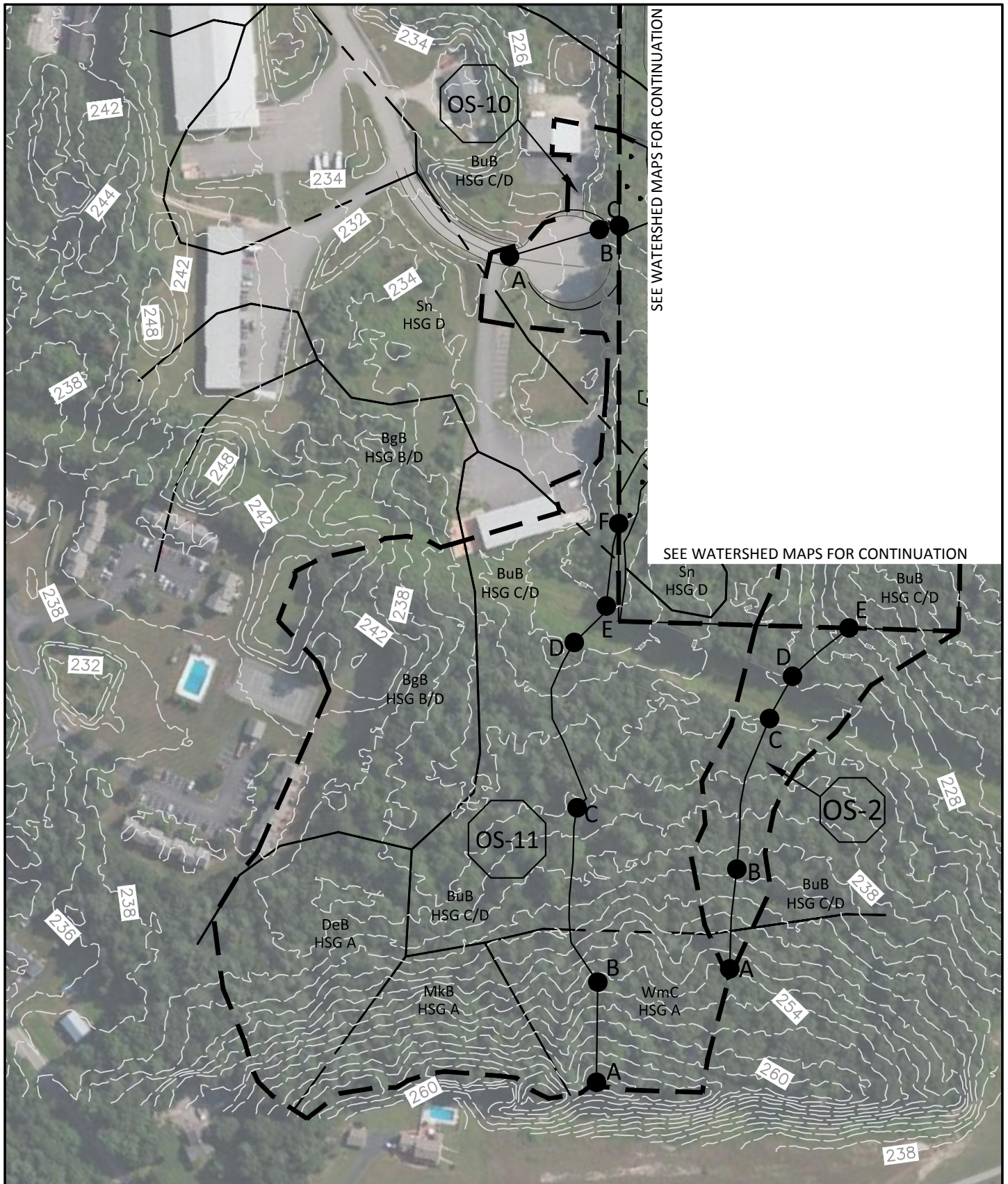
Jayson R. Haskell, P.E.  
Project Manager



## **ATTACHMENT 1**

---

### **OFFSITE WATERSHED MAP**



## OFFSITE WATERSHED MAP

5-LOT COMMERCIAL SUBDIVISION  
WINDHAM, MAINE

FOR:  
MOOSE LANDING NORTH, LLC  
PO BOX 177  
NAPLES, MAINE 04055

SCALE: 1"=200'  
DATE: 05-30-2017  
JOB NUMBER: 17011

# DM ROMA

CONSULTING ENGINEERS

59 HARVEST HILL RD  
WINDHAM, ME 04062  
(207) 310 - 0506

## **ATTACHMENT 2**

---

### **STORMWATER TREATMENT CALCULATIONS**

## Stormwater Treatment Table

5 Lot Commercial Subdivision

|              | Total Watershed Area (SF) | New Impervious Area (SF) | New Landscaped Area (SF) | Future Road Ext. Impervious Area* (SF) | Future Road Ext. 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                                     | 0                                      | 0                              | Yes                | 20,395                       | 5,950                        | Filter Basin 1   |
| WS-11        | 44,495                    | 0                        | 18,225                   | 0                                      | 0                                      | 3,635                                 | 8,910                                  | 13,725                         | No                 | 0                            | 0                            | None             |
| WS-20        | 88,480                    | 49,505                   | 35,765                   | 0                                      | 0                                      | 0                                     | 1,175                                  | 2,035                          | Yes                | 49,505                       | 35,765                       | Wet Pond 1       |
| WS-21        | 44,955                    | 3,170                    | 8,865                    | 0                                      | 0                                      | 0                                     | 3,400                                  | 29,520                         | Yes                | 3,170                        | 8,865                        | Wet Pond 1       |
| WS-22        | 114,530                   | 36,600                   | 42,785                   | 0                                      | 0                                      | 0                                     | 0                                      | 35,145                         | Yes                | 36,600                       | 42,785                       | Wet Pond 1       |
| WS-23        | 68,960                    | 28,025                   | 30,325                   | 3,410                                  | 1,355                                  | 0                                     | 0                                      | 5,845                          | Yes                | 28,025                       | 30,325                       | Filter Basin 2   |
| WS-24        | 15,575                    | 1,160                    | 14,300                   | 0                                      | 0                                      | 0                                     | 0                                      | 115                            | No                 | 0                            | 0                            | None             |
| WS-30        | 28,765                    | 0                        | 910                      | 5,475                                  | 4,780                                  | 0                                     | 0                                      | 17,600                         | No                 | 0                            | 0                            | None             |
| OS-10        | 20,435                    | 230                      | 210                      | 0                                      | 0                                      | 13,665                                | 0                                      | 6,330                          | Yes                | 230                          | 210                          | Wet Pond 1       |
| OS-11        | 568,610                   | 210                      | 210                      | 0                                      | 0                                      | 20,380                                | 22,005                                 | 525,805                        | Yes                | 210                          | 210                          | Wet Pond 1       |
| OS-2         | 70,110                    | 0                        | 0                        | 0                                      | 0                                      | 0                                     | 0                                      | 70,110                         | No                 | 0                            | 0                            | None             |
| <b>Total</b> |                           | <b>139,295</b>           | <b>157,545</b>           | <b>8,885</b>                           | <b>6,135</b>                           |                                       |                                        |                                |                    | <b>138,135</b>               | <b>124,110</b>               |                  |

\* Impervious area and Landscaped area associated with the potential future road extension is not included in this project's development calculations but is included in BMP sizing and stormwater model.

New Impervious Area =  
 New Impervious Area Requiring Treatment (95%)  
 Provided New Impervious Treatment=

139,295 sf  
 132,330 sf  
 138,135 sf  
 99% New Impervious Area Treated

New Developed Area =  
 New Developed Area Requiring Treatment (80%)=  
 New Developed Area Treated=

296,840 sf  
 237,472 sf  
 262,245 sf  
 88% New Developed Area Treated

## Filter Basin FB-1

Tributary Impervious Area= 20,395 sf (WS-10 Impervious)  
Tributary Landscaped Area= 5,950 sf (WS-10 Landscaped Area)

### Water Quality Volume (WQV) Calculation

---

WQV (Required) =  $1.0 \times \text{Impervious Area} + 0.4 \times \text{Landscaped Area}$

**WQV (Required) = 1,898 cf**

### Stage Storage Volume

| Elevation | Area (sf) | Storage (cf) |
|-----------|-----------|--------------|
| 213.5     | 1,390     | 0            |
| 214       | 1,660     | 763          |
| 216       | 2,885     | 5,308        |

Outlet Elevation = 215.00  
Storage Volume Provided = 3,035 cf > Required  
**Total Storage Volume Provided=**

### Filter Bottom Calculation

---

Filter Area (Required) =  $5\% \times \text{Impervious Area} + 2\% \times \text{Landscaped Area}$

**Filter Area Required = 1,139 sf**

**Filter Area Provided = 1,390 sf > Required**

## Filter Basin FB-2

Tributary Impervious Area= 31,435 sf (WS-23 Impervious)  
Tributary Landscaped Area= 31,680 sf (WS-23 Landscaped Area)

### Water Quality Volume (WQV) Calculation

---

WQV (Required) =  $1.0 \times \text{Impervious Area} + 0.4 \times \text{Landscaped Area}$

**WQV (Required) = 3,676 cf**

### Stage Storage Volume

| Elevation | Area (sf) | Storage (cf) |
|-----------|-----------|--------------|
| 213       | 2,460     | 0            |
| 214       | 3,210     | 2,835        |
| 216       | 4,880     | 10,925       |

Outlet Elevation = 214.50  
Storage Volume Provided = 4,858 cf > Required  
**Total Storage Volume Provided=**

### Filter Bottom Calculation

---

Filter Area (Required) =  $5\% \times \text{Impervious Area} + 2\% \times \text{Landscaped Area}$

**Filter Area Required = 2,205 sf**

**Filter Area Provided = 2,460 sf > Required**

## Wet Pond Calculations

Tributary Impervious Area= 123,760 sf (WS-20 thru 22, OS-10 & OS-11 Impervious Area)  
Tributary Landscaped Area= 114,415 sf (WS-20 thru 22, OS-10 & OS-11 Landscape Area)

### Permanent Pool Volume (PPV) Calculation

---

PPV (Required) = 2.0"xImpervious Area + 0.8"xLandscaped Area

**PPV (Required) = 28,254 cf**

### Stage Storage Volume

| Elevation | Area (sf) | Storage (cf) |
|-----------|-----------|--------------|
| 207       | 2,270     | 0            |
| 208       | 3,345     | 2,808        |
| 210       | 5,600     | 11,753       |
| 212.5     | 8,760     | 29,703       |
| 213.3     | 12,525    | 38,217       |
| 214       | 13,910    | 47,469       |
| 216       | 17,205    | 78,584       |

Permanent Pool Elevation= 212.5  
**Provided PPV= 29,703 cf > Required**

### Mean Depth Calculation

---

Mean Depth @ 1' Below Permanent Pool (El. 93.0)

Mean Depth= Storage Volume / Surface Area > 3.0

|       |           |
|-------|-----------|
| 211.5 | 22,523 cf |
|       | 7,496 sf  |

**Mean Depth= 3.00 > 3'**

### Channel Protection Volume (CPV) Calculation

---

CPV (Required) = 1.0"xImpervious Area + 0.4"xLandscaped Area

**CPV (Required) = 14,127 cf**

Outlet of Pond Set @ 214  
Storage Volume @Outlet 47,469 cf  
CPV=Storage Volume @ Outlet - Permanent Pool Volume=  
**Provided CPV= 17,766 cf > Required**

### Gravel Bench Calculations

---

Bench Length (Required) = 3' for every 1,000 cf of Provided CPV

**Bench Length (Required) = 53.3 lf**

**Bench Length (Provided): 55.0 lf > Required**

Flow Rate of Gravel Bench = Surface Area of Gravel Bench x Gravel Infiltration Rate

Infiltration Rate of Gravel = 20 in/hr

Surface Area of Bench = 220 sf

**Exfiltration Flow Rate of Bench= 0.102 cfs**

### Sediment Forebay Sizing

---

Tributary Pavement Requiring Sanding 123,760 sf

Required Sediment Forebay Volume :

10 storms/year x sanded area (acres) x 500lbs/acre-storm / 90 lbs/cf

**Sediment Volume (Required) 157.8 cf**

**Sediment Volume (Provided): 440.0 cf > Required**

**EJW EAST JORDAN**  
IRON WORKS EST. 1883  
800-626-4653  
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MADE IN USA

PRODUCT NUMBER

**00102045C10**

CATALOG NUMBER

**1880Z**

**COVER AND 1880Z  
FRAME ASY**

LOAD RATING

**HEAVY DUTY**

COATING

**DIPPED**

ESTIMATED WEIGHT

ASSEMBLED: 330 LBS

MATERIAL SPECIFICATION

FRAME & COVER -  
GRAY IRON  
ASTM A48 CL35B

OPEN AREA  
150 SQ. INCHES  
968 SQ. CM

✓ MACHINED SURFACE

DRAWN  
JMB

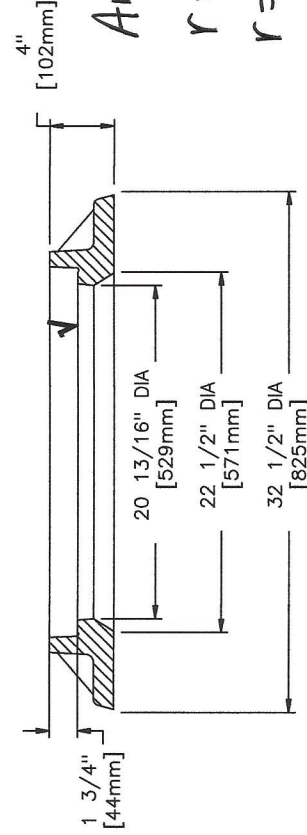
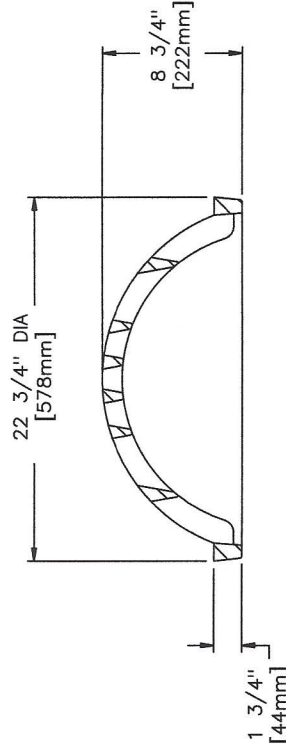
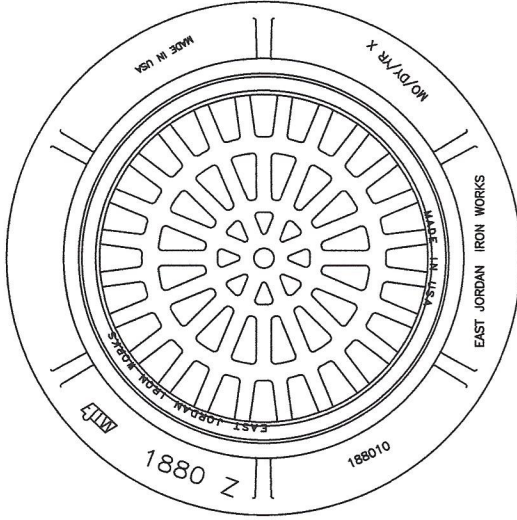
DATE  
04/13/06

LAST REVISED  
JMB

DATE  
06/09/06

REFERENCE INFORMATION

00102045  
00188010



$$\text{Area} = \pi r^2$$

$$r = \sqrt{\frac{\text{Area}}{\pi}}$$

$$r = \sqrt{\frac{150}{\pi}}$$

$$r = 6.91"$$

$$\therefore D = 13.82"$$

Effective Diameter

CONFIDENTIAL: This drawing is the property of East Jordan Iron Works, Inc. and embodies confidential information, trade secret information, and/or know how that is the property of East Jordan Iron Works, Inc. © Copyright 2006 East Jordan Iron Works, Inc.

# INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

## 5-LOT COMMERCIAL SUBDIVISION WINDHAM, MAINE

### Responsible Party

Owner: Moose Landing North, LLC  
P.O. Box 177  
Naples, Maine 04055

The owners are responsible for the maintenance of all stormwater management structures and related site components and the keeping of a maintenance log book with service records until such time that an association is created. Records of all inspections and maintenance work performed must be kept on file with the owner and retained for a minimum of five years. The maintenance log will be made available to the Town and Maine Department of Environmental Protection (MDEP) upon request. At a minimum, the maintenance of stormwater management systems will be performed on the prescribed schedule.

The procedures outlined in this plan are provided as a general overview of the anticipated practices to be utilized on this site. In some instances, additional measures may be required due to unexpected conditions. *The Maine Erosion and Sedimentation Control BMP* and *Stormwater Management for Maine: Best Management Practices* Manuals published by the MDEP should be referenced for additional information.

### During Construction

- 1. Inspection and Corrective Action:** It is the contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. Inspection shall occur on all disturbed and impervious 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 and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.
- 2. Maintenance:** 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.

3. **Documentation:** 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 needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to MDEP 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.

### **Houskeeping**

1. **Spill prevention:** Controls must be used to prevent pollutants from construction and waste materials on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
2. **Groundwater protection:** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.
3. **Fugitive sediment and dust:** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should

wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. **Debris and other materials:** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.
5. **Excavation de-watering:** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.
6. **Authorized Non-stormwater discharges:** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
  - (a) Discharges from firefighting activity;
  - (b) Fire hydrant flushings;
  - (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
  - (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
  - (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
  - (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
  - (g) Uncontaminated air conditioning or compressor condensate;
  - (h) Uncontaminated groundwater or spring water;
  - (i) Foundation or footer drain-water where flows are not contaminated;
  - (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));
  - (k) Potable water sources including waterline flushings; and
  - (l) Landscape irrigation.
7. **Unauthorized non-stormwater discharges:** Approval from the MDEP does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges

in compliance with Section 6 above. Specifically, the MDEP's approval does not authorize discharges of the following:

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

### **Post construction**

- 1. Inspection and Corrective Action:** All measures must be maintained by the owner in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions of the permit, shall conduct the inspections. The following areas, facilities, and measures must be inspected, and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site.
  - A. Vegetated Areas:** Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
  - B. Ditches, Swales, and Open Channels:** Inspect ditches, swales, and other open channels in the spring, late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, control vegetative growth that could obstruct flow, and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.
  - C. Culverts:** Inspect culverts in the spring, late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

- D. Catch Basins:** Inspect and, if required, clean out catch basins at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
- E. Underdrained Filter Basin:** Basin should be inspected semi-annually and following major storm events for the first year and every six months thereafter. The basin should drain within 48 hours following a one-inch storm and if a larger storm fills the system to overflow, it shall drain within 36 to 60 hours. If ponding exceeds 48 hours, the top of the filter bed must be rototilled to reestablish the soil's filtration capacity. If water ponds on the surface of the bed for more than 72 hours, the top several inches of the filter shall be replaced with fresh material. Inspect for debris and sediment build up in the forebay and basin and remove as needed. Mowing of the basin can only occur semi-annually to a height of no less than 6 inches utilizing a hand-held string trimmer or push-mower. Any bare areas or erosion rills shall be repaired with new filter media or sandy loam then seeded and mulched. The basin should also be inspected annually for destabilization of side slopes, embankment settling and other signs of structural failure.
- F. Wet Pond:** Inspect gravel trench outlet after every major storm in the first few months to ensure proper function. Thereafter the gravel trench should be inspected at least once every six months. The wet pond should drain within 12 to 24 hours of the end of the storm event. If water does not drain through the gravel trench within 72 hours, the top several inches of the gravel must be replaced with fresh material. The removed sediment shall be disposed of in an acceptable manner. Wet Ponds should also be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure. Dredging should occur to remove sediment once the accumulated volume loss reaches 15% or approximately every 15-20 years.
- G. Outlet Structures:** Inspect and, if required, clean out structures at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
- H. Regular Maintenance:** Clear accumulations of winter sand along roadway once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along pavement shoulders may be

removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

- I. **Documentation:** Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Town staff upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization. Attached is a sample log.

### **Re-certification**

Submit a certification of the following to the MDEP within three months of the expiration of each five-year interval from the date of issuance of the permit.

- (a) **Identification and repair of erosion problems.** All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
- (b) **Inspection and repair of stormwater control system.** All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
- (c) **Maintenance.** The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

Municipalities with separate storm sewer systems regulated under the Maine Pollutant Discharge Elimination System (MPDES) Program may report on all regulated systems under their control as part of their required annual reporting in lieu of separate certification of each system. Municipalities not regulated by the MPDES Program, but that are responsible for maintenance of permitted stormwater systems, may report on multiple stormwater systems in one report.

### **Duration of Maintenance**

Perform maintenance as described.

## MAINTENANCE LOG

### 5- LOT COMMERCIAL SUBDIVISION WINDHAM, MAINE

The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town and MDEP upon request. Inspections are to be performed by a qualified third party inspector and all corrective actions shall be performed by personnel familiar with stormwater management systems and erosion controls.

| Maintenance Item                         | Maintenance Event                                                     | Date Performed | Responsible Personnel | Comments |
|------------------------------------------|-----------------------------------------------------------------------|----------------|-----------------------|----------|
| Vegetated Areas                          | Inspect slopes and embankments early in Spring.                       |                |                       |          |
| Ditches, swales, and other open channels | Inspect after major rainfall event producing 1" of rain in two hours. |                |                       |          |
|                                          | Inspect for erosion or slumping & repair                              |                |                       |          |
|                                          | Mowed at least annually.                                              |                |                       |          |
| Culverts                                 | Inspect semiannually and after major rainfall.                        |                |                       |          |
|                                          | Repair erosion at inlet or outlet of pipe.                            |                |                       |          |
|                                          | Repair displaced riprap.                                              |                |                       |          |
|                                          | Clean accumulated sediment in culverts when >20% full.                |                |                       |          |
| Catch Basins                             | Inspect to ensure that structure is properly draining.                |                |                       |          |
|                                          | Remove accumulated sediment semiannually.                             |                |                       |          |
|                                          | Inspect grates/inlets and remove debris as needed.                    |                |                       |          |

**MAINTENANCE LOG**

**5- LOT COMMERCIAL SUBDIVISION**

**WINDHAM, MAINE**

| Maintenance Item          | Maintenance Event                                                                      | Date Performed | Responsible Personnel | Comments |
|---------------------------|----------------------------------------------------------------------------------------|----------------|-----------------------|----------|
| Underdrained Filter Basin | Check after each rainfall event to ensure that pond drains within 24-48 hours.         |                |                       |          |
|                           | Replace top several inches of filter if pond does not drain within 72 hours.           |                |                       |          |
|                           | Mow grass no more than twice a year to no less than 6 inches in height.                |                |                       |          |
|                           | Inspect semi-annually for erosion or sediment accumulation and repair as necessary.    |                |                       |          |
| Wet Pond                  | Check after each rainfall event to ensure that pond drains within 12-24 hours.         |                |                       |          |
|                           | Replace top several inches of gravel in trench if pond does not drain within 72 hours. |                |                       |          |
|                           | Inspect annually for erosion or sediment accumulation and repair as necessary.         |                |                       |          |
| Outlet Structure          | Inspect to ensure that structure is properly draining.                                 |                |                       |          |
|                           | Remove accumulated sediment semiannually.                                              |                |                       |          |
|                           | Inspect grates/inlets and remove debris as needed.                                     |                |                       |          |
| Regular Maintenance       | Clear accumulation of winter sand in paved areas annually.                             |                |                       |          |