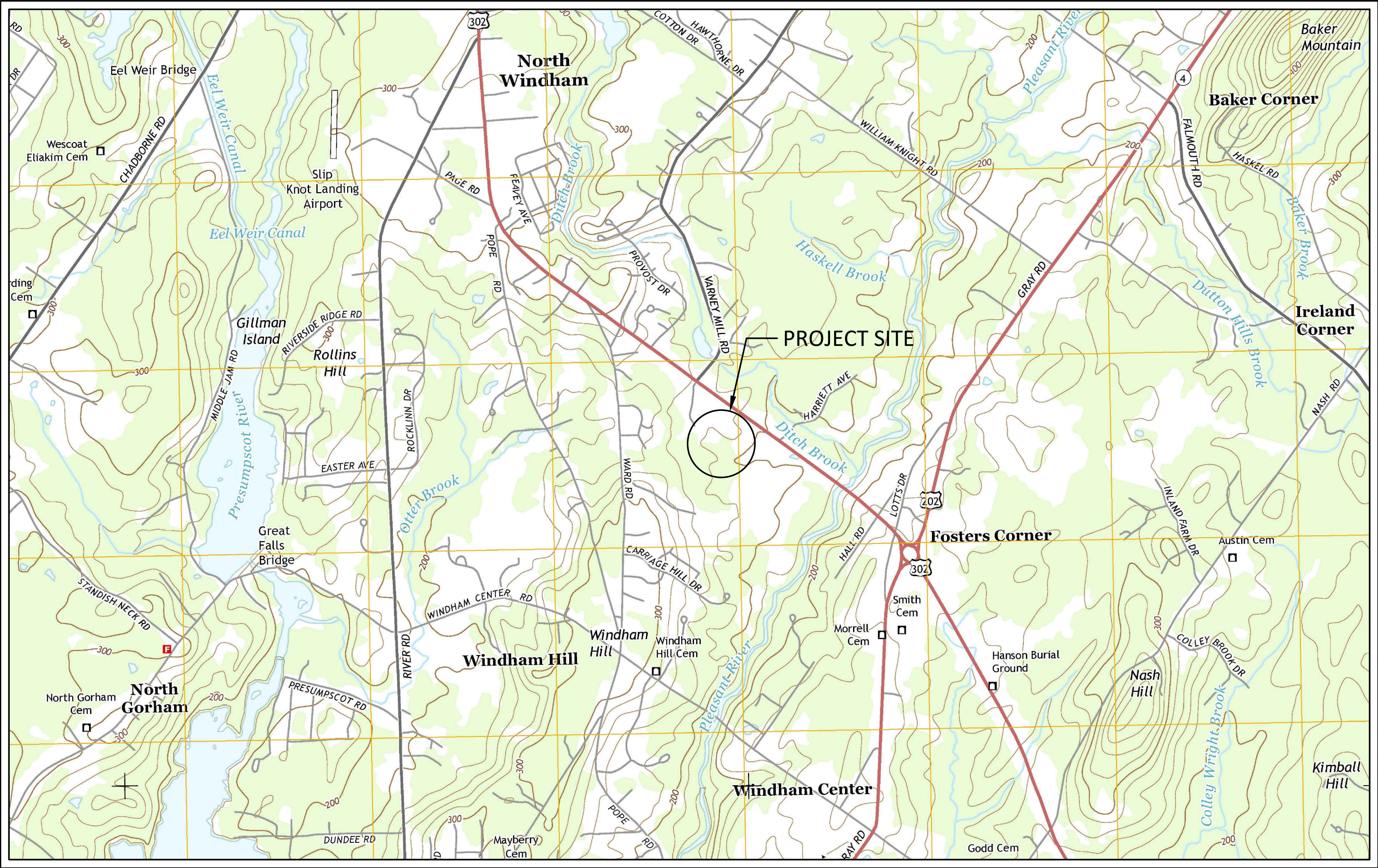


5-LOT COMMERCIAL SUBDIVISION

ROOSEVELT TRAIL & DANIELLE DRIVE
WINDHAM, MAINE

| CONSULTANTS | |
|-------------------|------------------------------|
| CIVIL ENGINEER | DM ROMA CONSULTING ENGINEERS |
| LAND SURVEYOR | SURVEY, INC. |
| WETLAND SCIENTIST | DONALD MURPHY |
| SITE EVALUATOR | SUSTAINABLE SOILS |



PROJECT VICINITY MAP

ISSUED FOR TOWN SUBDIVISION REVIEW - NOT FOR CONSTRUCTION
JULY 3, 2017

PREPARED BY:

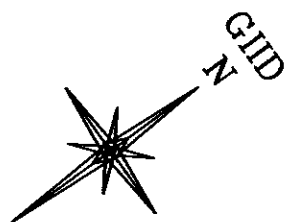
DM ROMA

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

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

5-LOT COMMERCIAL SUBDIVISION
DRAWING SHEET INDEX

| PAGE NO. | DESCRIPTION |
|----------|-----------------------------|
| 1 | TITLE SHEET |
| 2 | ALTA/ACSM LAND TITLE SURVEY |
| 3 | SUBDIVISION PLAN |
| 4 | LOT DEVELOPMENT PLAN |
| 5 | SITE PLAN - LOT 5 |
| 6 | PLAN AND PROFILE |
| 7 | SITE GRADING PLAN |
| 8 | SITE GRADING PLAN |
| 9 | DETAILS |
| 10 | DETAILS |



N/F
DKD LLC
15379/40

N/F
Biskup Properties, LLC
26241/142

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

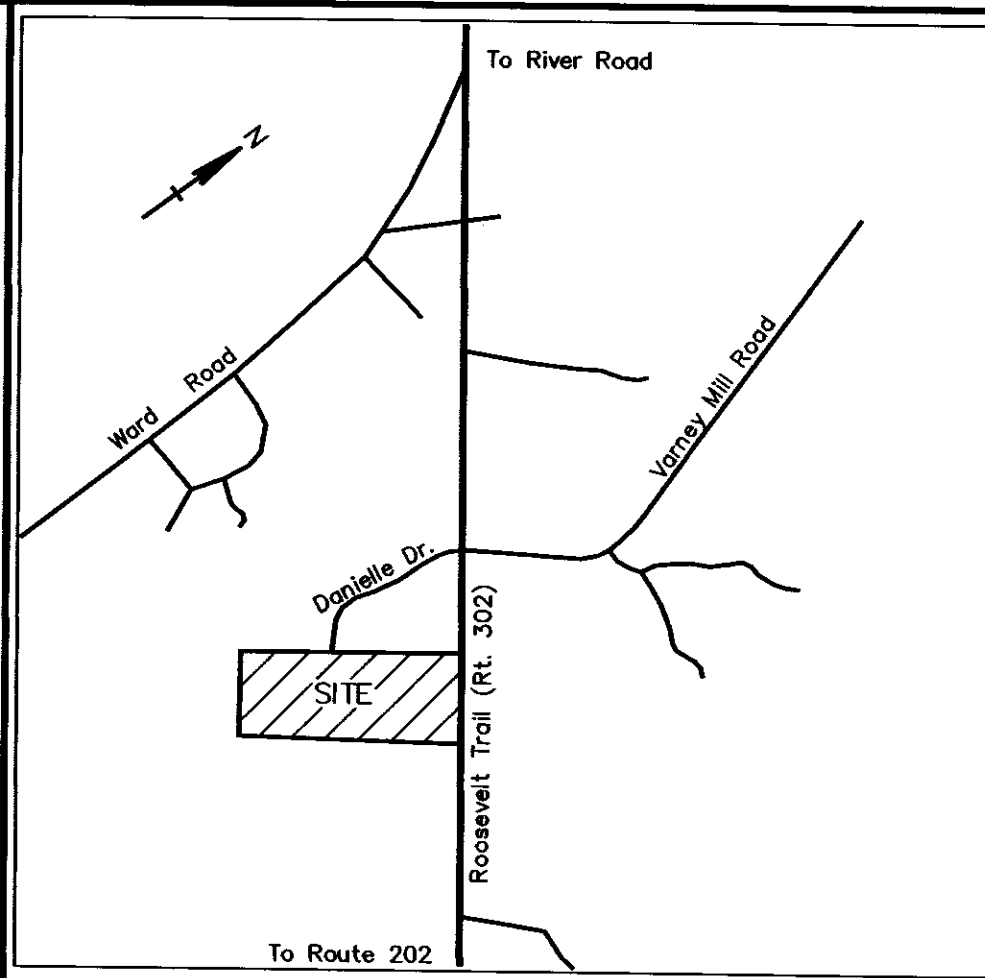
The above described parcel benefits from an Access and Utility Easement lying on the southeasterly side of Roosevelt Trail (Route 302) in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

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

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

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

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



VICINITY MAP

No Scale

NOTES

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

PLAN REFERENCES

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

LEGEND

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

OWNERS OF RECORD

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

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

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

MADE FOR
Oak Engineers

400 Commercial Street
Portland, Maine

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

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

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

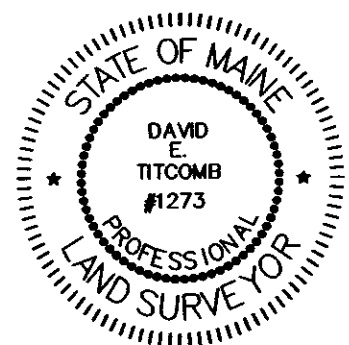
CERTIFICATION

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

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

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

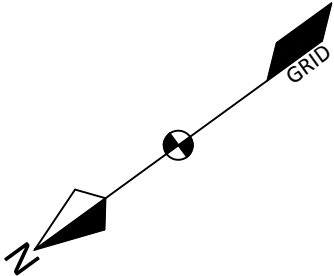
Date of Plat or Map: 4/28/2011
David E. Titcomb, License # 1273



ZONING

Zone: Commercial District III

| | |
|----------------------------------|--|
| Minimum Lot Size: | Dwellings—80,000 square feet Non-Residential—20,000 square feet |
| Net Residential Density: | 60,000 feet |
| Minimum Lot Width: | Dwellings—200 feet Non-Residential: 100 feet |
| Minimum Front Yard: | Arterial Street—60 feet Non-Arterial Street—40 feet |
| Minimum Landscaped Buffer Strip: | 20 feet |
| Minimum Side Yard: | 10 feet |
| Minimum Rear Yard: | 10 feet |
| Maximum Building Height: | Dwellings—35 feet Non-Residential—None |

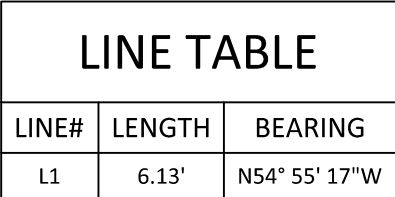


GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS SKILLINS WINDHAM, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19978 PAGE 327.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 183,945 S.F.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 15, LOT 2.
4. PLAN REFERENCES:
 - A) ALTA/ACSM LAND TITLE SURVEY OF PROPERTY TO BE CONVEYED BY SKILLIN'S WINDHAM, LLC MADE FOR OAK ENGINEERS PREPARED BY TITCOMB ASSOCIATES DATED APRIL 26, 2011.
 - B) EXISTING CONDITIONS SURVEY OF COMMERCIAL SUBDIVISION MADE FOR GORRILL-PALMER CONSULTING ENGINEERS INC. PREPARED BY TITCOMB ASSOCIATES DATED 23RD OCTOBER 31, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 202 PAGE 372 RECEIVED JUNE 11, 2002.
 - C) SUBDIVISION PLAN OF COMMERCIAL SUBDIVISION IN WINDHAM, MAINE FOR MOOSE LAKE TRAIL, PREPARED BY DM ROMA CONSULTING ENGINEERS DATED _____, 2017 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK _____ PAGE _____.

5. PARCEL IS INDICATED AS LOT 5 ON PLAN REFERENCE 4C. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
6. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON GIS LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
7. THE PROPERTY IS LOCATED IN THE C-3 COMMERCIAL DISTRICT.
8. SPACE AND BULK REQUIREMENTS: C-3 DISTRICT

| | |
|---------------------------|-----------------------------|
| MIN LOT SIZE: | 20,000 SF (NON RESIDENTIAL) |
| MIN STREET FRONTAGE: | 100 FT (NON RESIDENTIAL) |
| MIN FRONT YARD: | 60 FT (ARTERIAL) |
| | 40 FT (NON ARTERIAL) |
| MIN SIDE/REAR YARD: | 10 FT |
| MINIMUM LANDSCAPE BUFFER: | 10 FT |
| MAX BUILDING HEIGHT: | NONE |
9. WETLAND DELINEATION PERFORMED BY DONALD MURPHY, WETLAND SCIENTIST AND LOCATED BY JOST CORNER LAND SURVEYING, LLC IN MARCH OF 2017. WETLAND IMPACT ASSOCIATED WITH DEVELOPMENT IS 3.457 S.F. TOTAL WETLAND IMPACT FOR ORIGINAL PARCEL INCLUDING DEVELOPMENT OF LAND OWNED BY SCS REALTY, LLC IS 12,586 S.F.



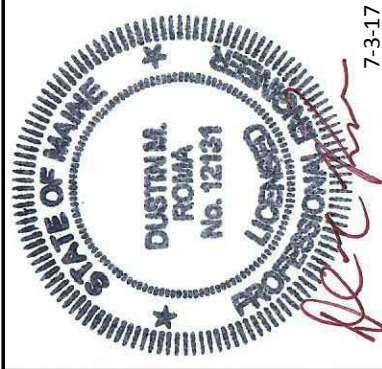
| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|-----------------------|
| CURVE# | LENGTH | RADIUS | DELTA | CHORD LENGTH |
| C1 | 240.38' | 225.00' | 61° 12' 44" | N24° 18' 55"W 229.11' |
| C2 | 50.10' | 225.00' | 12° 45' 24" | N12° 40' 08"E 49.99' |
| C3 | 109.82' | 184.00' | 34° 11' 53" | S70° 41' 17"E 108.20' |

| REV | DATE | BY | DESCRIPTION |
|-----|---------|-----|-------------------------------------|
| A | 6-27-17 | DMR | ISSUED FOR STORMWATER PERMIT REVIEW |
| B | 7-3-17 | DMR | ISSUED FOR TOWN SUBDIVISION REVIEW |
| | | | |
| | | | |
| | | | |
| | | | |

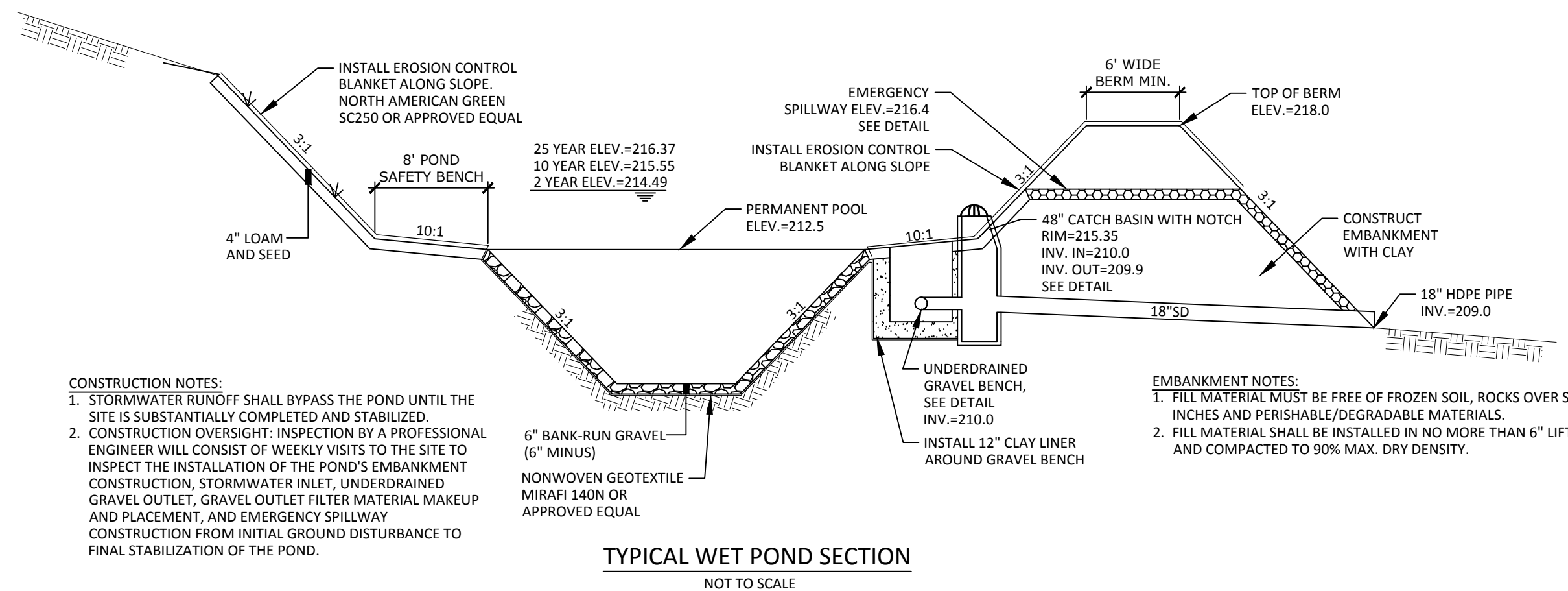
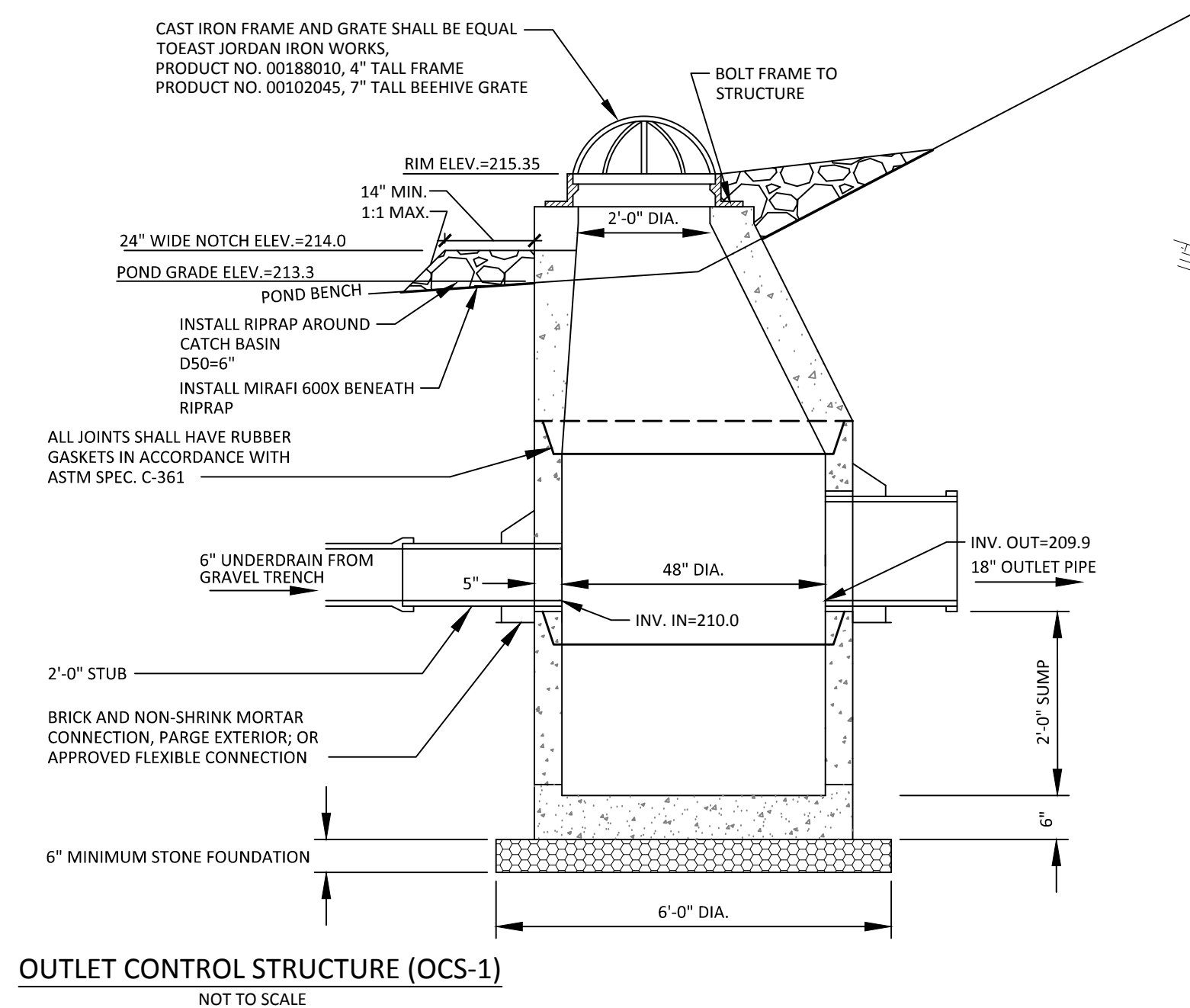
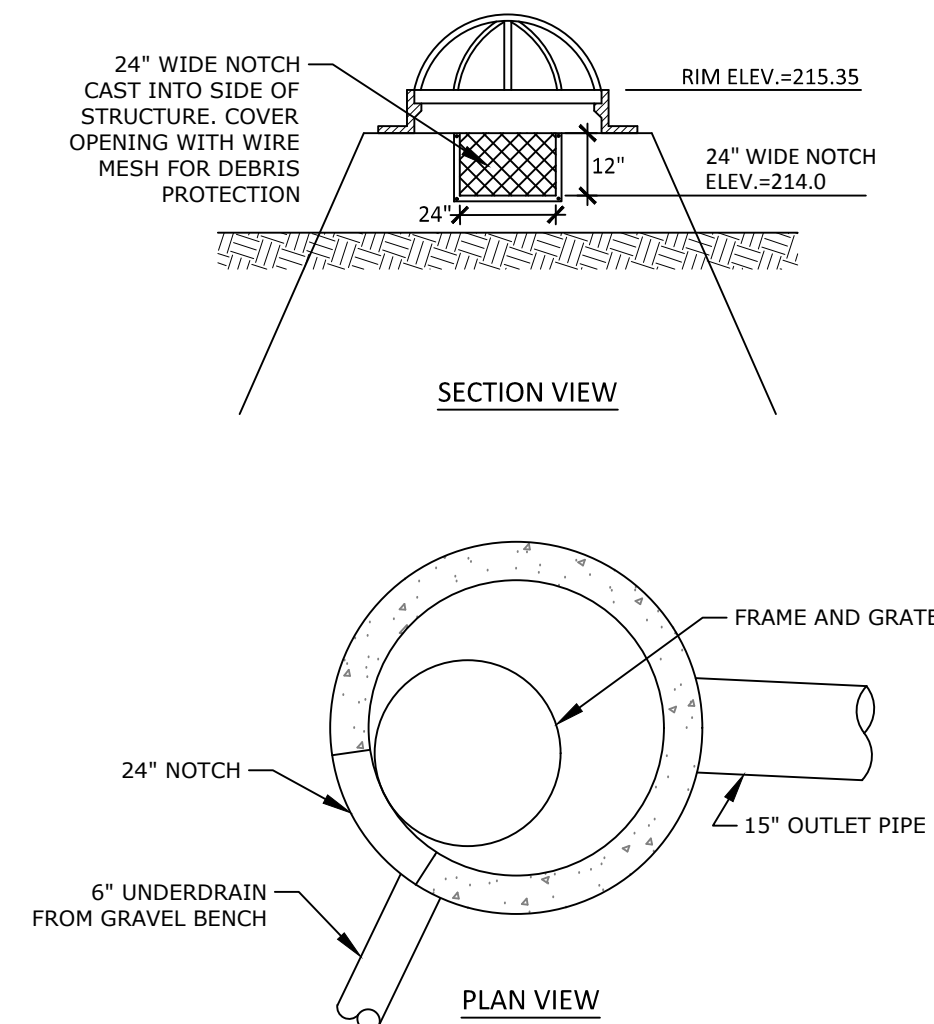
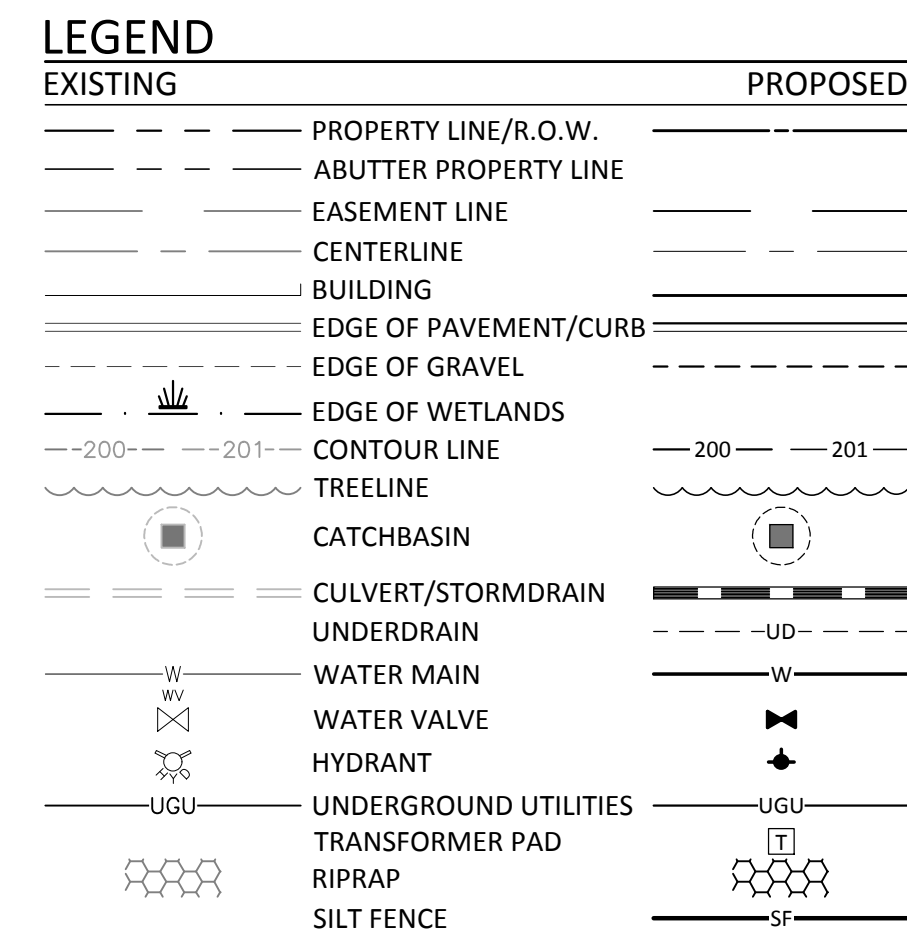
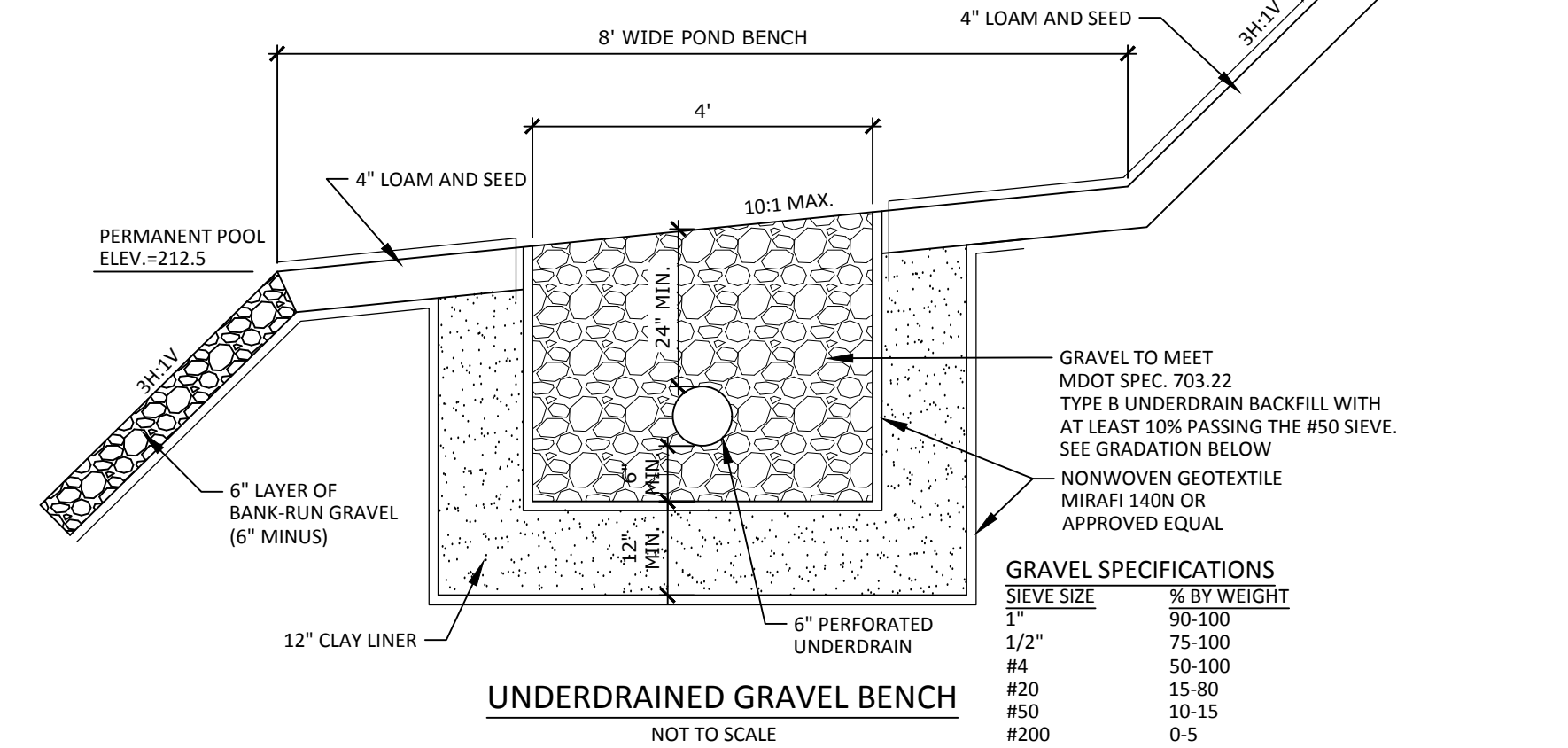
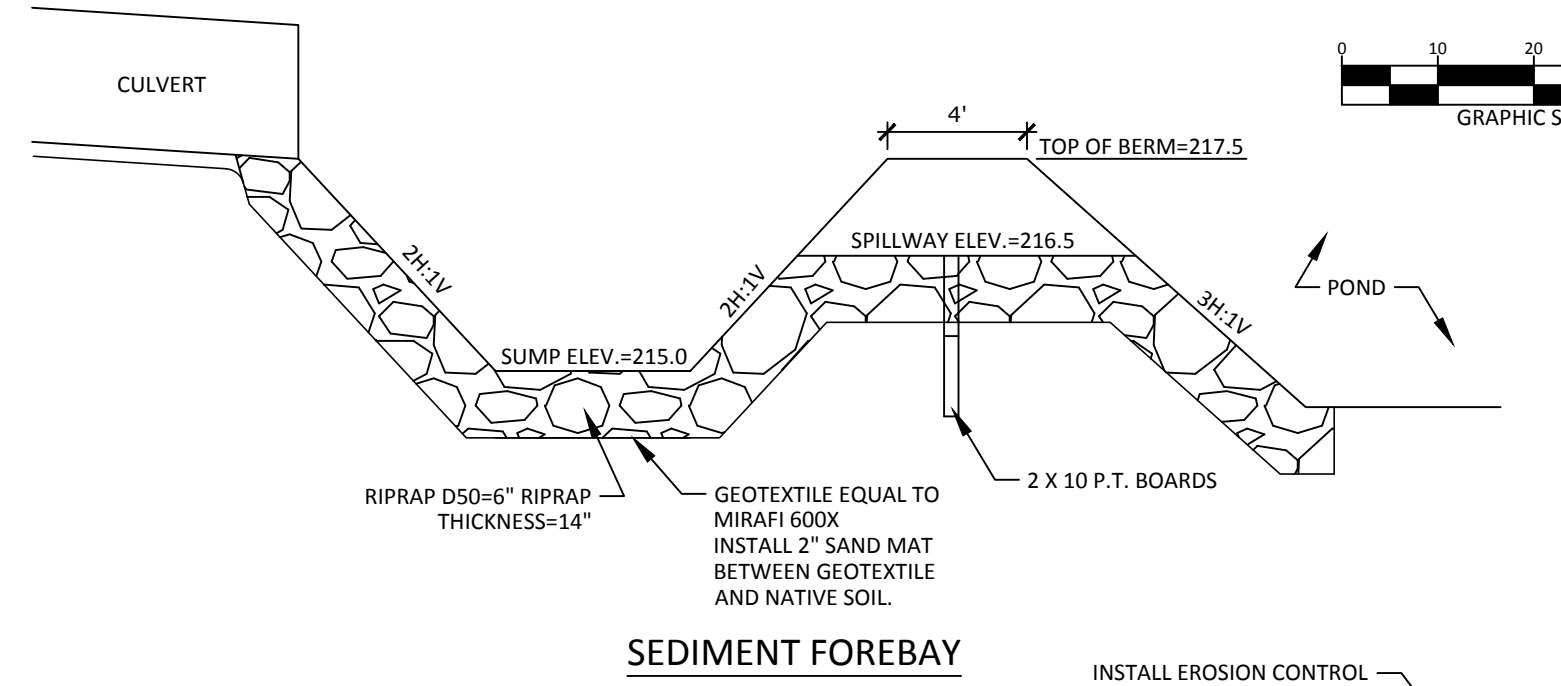
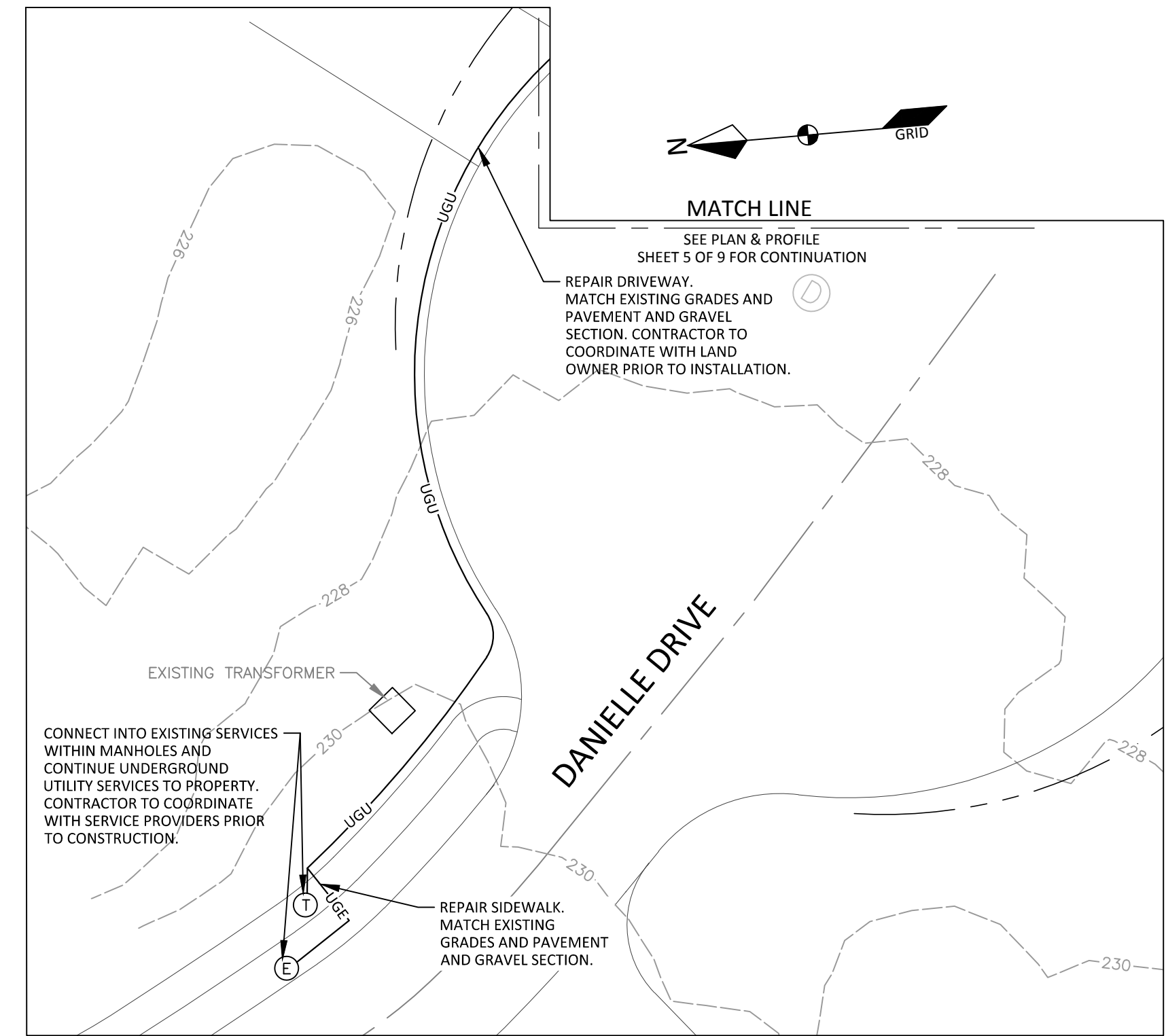
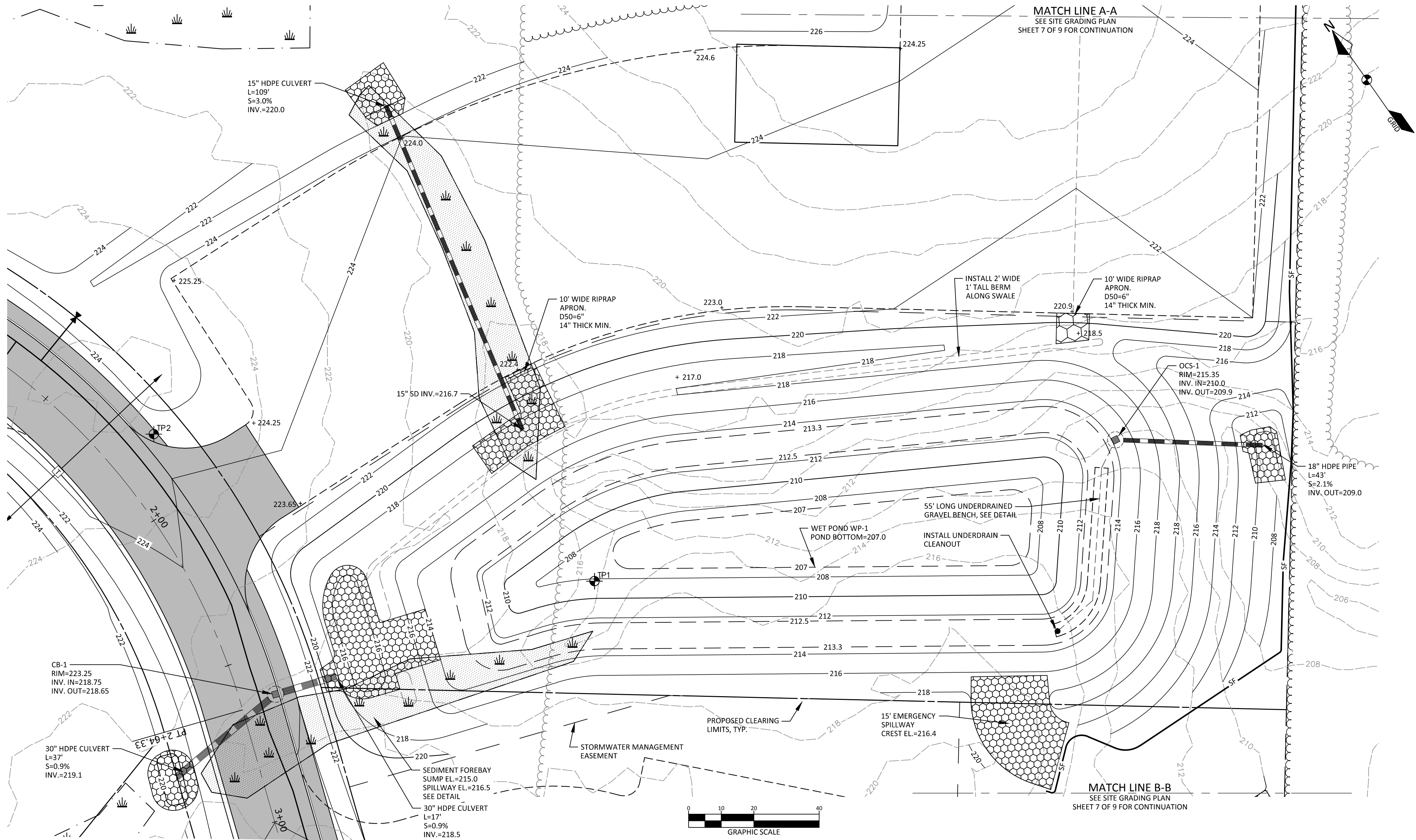
SITE PLAN - LOT 5
COMMERCIAL SUBDIVISION
WINDHAM, ME

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

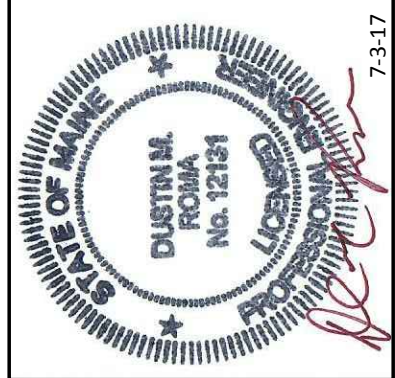
| |
|----------------------|
| 17011 JOB NUMBER: |
| 1" = 30' SCALE: |
| 7-3-2017 DATE: |
| SHEET 5 OF 10 |
| S-1 |



DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506



- CONSTRUCTION NOTES:
1. STORMWATER RUNOFF SHALL BYPASS THE POND UNTIL THE SITE IS SUBSTANTIALLY COMPLETED AND STABILIZED.
 2. CONSTRUCTION OVERSIGHT, INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINED GRAVEL OUTLET, GRAVEL OUTLET FILTER MATERIAL MAKEUP AND PLACEMENT, AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND.



DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

| REV | DATE | BY | DESCRIPTION |
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| B | 7-3-17 | DMR | ISSUED FOR TOWN SUBDIVISION REVIEW |
| | | | |
| | | | |
| | | | |

SITE GRADING PLAN
COMMERCIAL SUBDIVISION
WINDHAM, ME

FOR:
MOOSE LANDING NORTH, LLC
PO BOX 177
WINDHAM, ME 04062

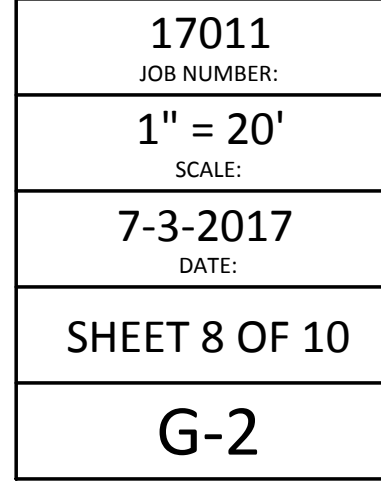
17011
JOB NUMBER:

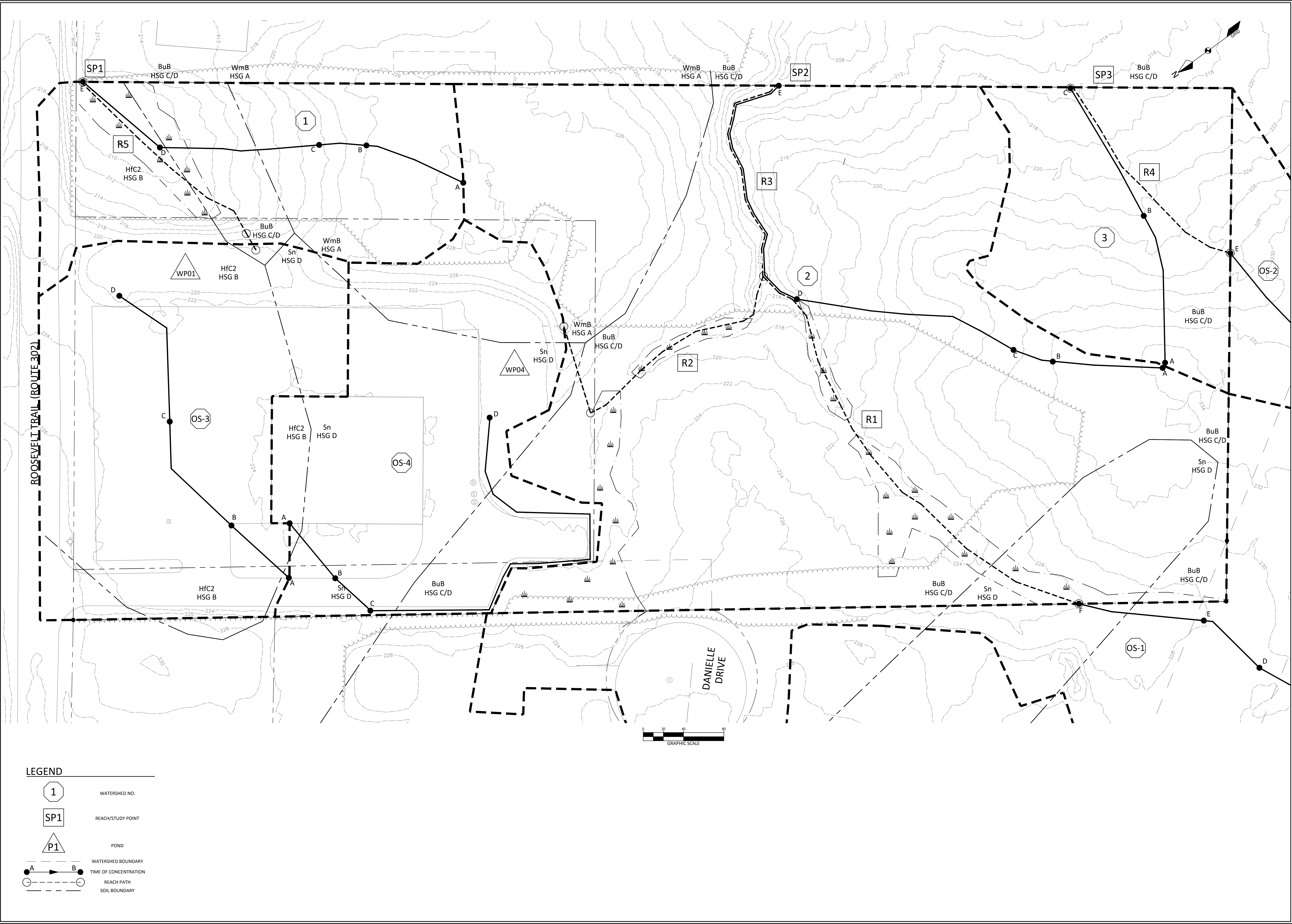
1" = 20'
SCALE:

7-3-2017
DATE:

SHEET 7 OF 10

G-1





LEGEND

1 WATERSHED NO.

SP1 REACH/STUDY POINT

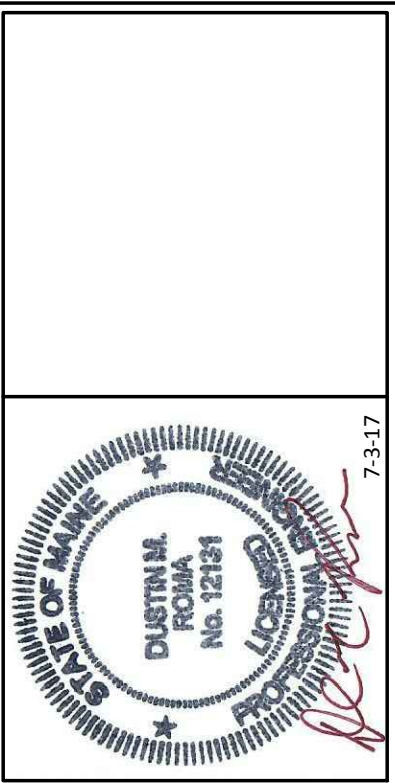
P1 POND

WATERSHED BOUNDARY

TIME OF CONCENTRATION

REACH PATH

SOIL BOUNDARY



DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

| REV | DATE | BY | DESCRIPTION |
|-----|---------|-----|-------------------------------------|
| A | 6-27-17 | DMR | ISSUED FOR STORMWATER PERMIT REVIEW |
| B | 7-3-17 | DMR | ISSUED FOR TOWN SUBDIVISION REVIEW |
| | | | |
| | | | |
| | | | |
| | | | |

PRE-DEVELOPMENT WATERSHED MAP

COMMERCIAL SUBDIVISION
WINDHAM, ME

FOR:
MOOSE LANDING NORTH, LLC
PO BOX 177
WINDHAM, ME 04062

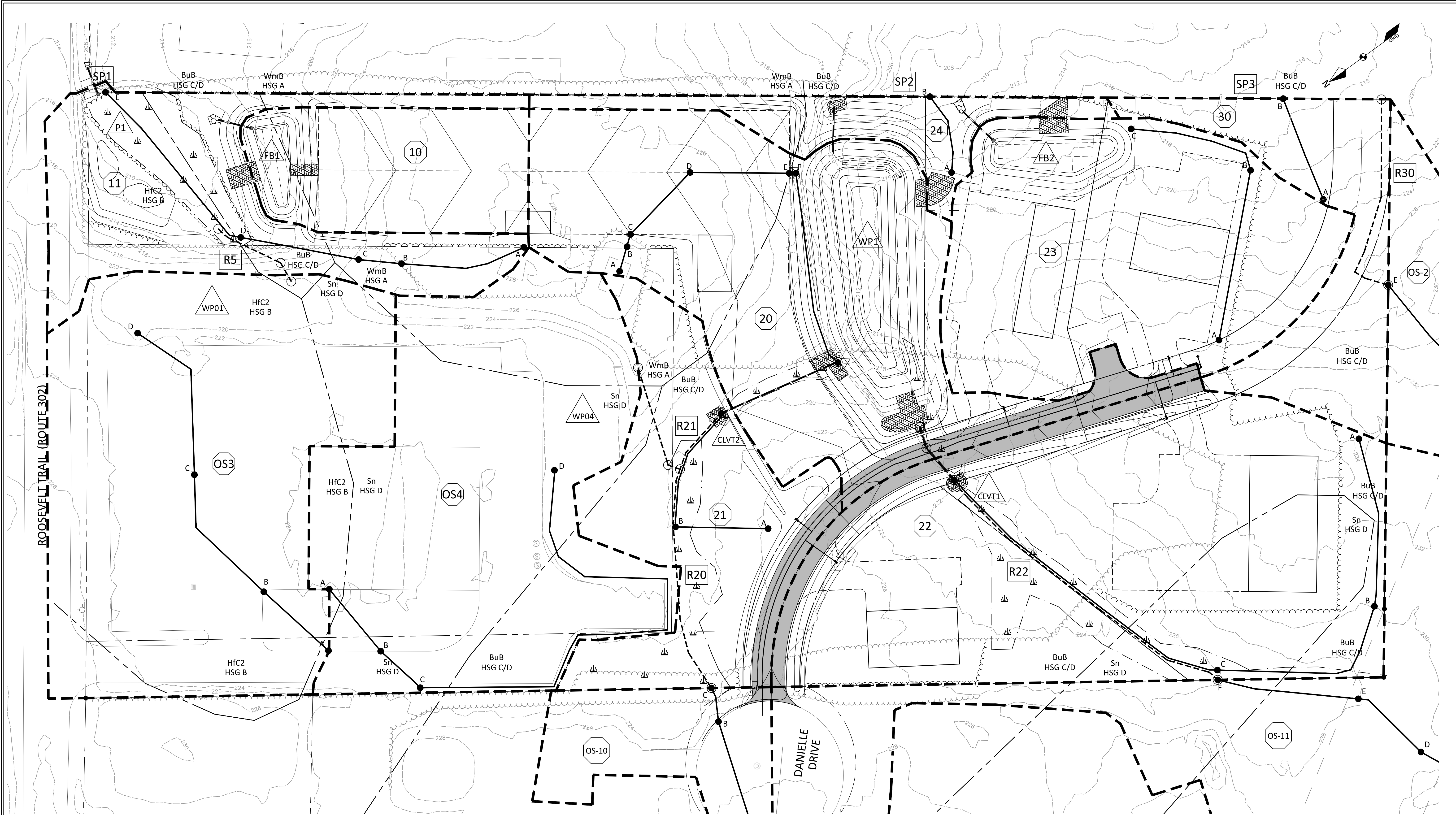
17011
JOB NUMBER:

1" = 40'
SCALE:

7-3-2017
DATE:

SHEET 1 OF 2

SWP-1



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 Landscaped 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 | 20,395 | 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 | 1,175 | 2,035 | 2,035 | Yes | 49,505 | 35,765 | Wet Pond 1 |
| WS-21 | 44,955 | 3,310 | 8,865 | 0 | 0 | 3,400 | 29,530 | 3,110 | Yes | 3,110 | 8,865 | Wet Pond 1 |
| WS-22 | 114,530 | 36,600 | 42,785 | 0 | 0 | 0 | 35,145 | 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 | 210 | 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 |
| Total | | 139,295 | 157,545 | 8,885 | 6,135 | | | 70,110 | | 138,135 | 124,110 | |

* 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

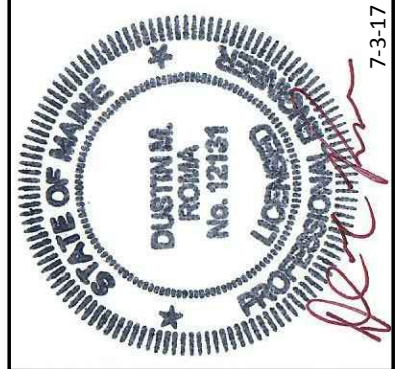
New Developed Area =
New Developed Area Requiring Treatment (80%)=
New Developed Area Treated=

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

LEGEND

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

| STUDY POINT | PEAK RATES OF STORMWATER RUNOFF | | | | | |
|-------------|---------------------------------|------|---------------|-------|---------------|-------|
| | 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 |



DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

| REV | DATE | BY | DESCRIPTION |
|-----|---------|-----|-------------------------------------|
| A | 6-27-17 | DMR | ISSUED FOR STORMWATER PERMIT REVIEW |
| B | 7-3-17 | DMR | ISSUED FOR TOWN SUBDIVISION REVIEW |
| | | | |
| | | | |
| | | | |
| | | | |

POST DEVELOPMENT WATERSHED MAP

COMMERCIAL SUBDIVISION
WINDHAM, ME

FOR:
MOOSE LANDING NORTH, LLC
PO BOX 177
WINDHAM, ME 04062

17011
JOB NUMBER:
1" = 40'
SCALE:
7-3-2017
DATE:
SHEET 2 OF 2
SWP-2