



September 24, 2015

Mr. Tony Plante
Town Manager of Windham
8 School Road
Windham, ME 04062

RE: Acceptance of Phase 3 Sebago Heights as Public Way

Dear Mr. Plante,

Please be advised that Sebago Heights, LLC and the 27 families residing on Thrush Terrace and part of Harvest Hill Road are petitioning the Town of Windham to accept Phase III of the Sebago Heights subdivision as a public way.

Attached is a deed describing the proposed conveyance of Thrush Terrace and parts of Harvest Hill Road and all associated and all associated easements and rights of way associated with Phase III.

Currently, Phase I and Phase II of Sebago Heights have been accepted as public ways. The proposed streets have been constructed to the standards of a public street per Windham ordinances.

Sebago Heights, LLC has completed all the requirements outlined for Town Acceptance of Streets including the following:

1. Streets improved to standards for the construction of a public street.
2. A proposed deed is attached.
3. Plans of the Sebago Heights subdivision and streets are recorded in the Cumberland County Registry of Deeds.
4. Plans prepared by Sebago Technics are on file with the Planning Department and Public Works Department. These plans detail all the engineering features as required by the ordinance.
5. The construction of the streets by R.J. Grondin has been fully inspected during the entire construction period.
6. Sebago Heights, LLC shall provide a (1) year maintenance guarantee per subdivision regulations once the road is accepted.
7. Attached is a set of As-Built plans as per ordinance.

97A Exchange St., Suite 304
Portland, Maine 04101
phone: 207.772.2127
fax: 207.871.8695

www.mulkerinrealestate.com

We would appreciate being placed on the next available council agenda in order to complete this process. Thank you in advance for your assistance.

Very truly,

Two handwritten signatures in black ink. The first signature on the left is more complex and stylized, while the second signature on the right is simpler and more fluid.

Greg T. McCormack
Amy Mulkerin

Cc: Doug Fortier
Amanda Lessard
Ben Smith
Will Haskell
Dave Nadeau
Ken Cole

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **SEBAGO HEIGHTS, LLC**, a Maine limited liability company with a place of business at Portland, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by **TOWN OF WINDHAM**, a municipal corporation, whose mailing address is: 8 School Road, Windham, ME 04062, receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **TOWN OF WINDHAM**, its successors and assigns forever,

Certain roads in Sebago Heights Subdivision recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages 83, 84 and 85, located in the Town of Windham, County of Cumberland and State of Maine, and more particularly shown on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **TOWN OF WINDHAM**, its successors and assigns, to it and its use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Sebago Heights, LLC has executed and acknowledged this instrument by _____, its Member, this _____ day of _____, 2014.

SIGNED, SEALED and DELIVERED
in presence of:

SEBAGO HEIGHTS, LLC

By: _____
Print Name: _____
Its: _____

STATE OF MAINE
CUMBERLAND, ss.

_____, 2014

Personally appeared the above named _____, Member of **SEBAGO HEIGHTS, LLC** and acknowledged the foregoing instrument to be h__ free act and deed in h__ said capacity, and the free act and deed of **SEBAGO HEIGHTS, LLC**.

Before me,

Notary Public
Print Name _____
Commission Expires _____

Affix Notarial Seal Here

EXHIBIT A

Proposed description for the conveyance of the roadways depicted on plan entitled "Sebago Heights Subdivision Plan" in Windham, Maine made by Sebago Technics, dated April 9, 2004 recorded in Cumberland County Registry of Deeds in Plan Book 206, Pages 83, 84, and 85, to which plan reference is hereby made for a more particular description.

Sebago Heights, LLC do hereby convey all roadways and right-of-ways in Phase 3 and as depicted on said plan as follows: Thrush Terrace and its associated right-of-way as depicted on Plan Book 217, Page 217, (second amended Subdivision Plan of Sebago Heights, Phases 3, 4 and 5.) Phase 3; Harvest Hill Road and its associated right-of-way road as depicted on Plan Book 217, Page 217, Phase 3.

Roadways and associated right-of-ways are conveyed along with the maintenance responsibility for said roadways and drainage infrastructure and rights within the grading and drainage easements as depicted on said plans.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed from Patricia Quinn dated December 27, 2005 and recorded in Cumberland County Registry of Deeds in Book 23574, page 233 and by deed from Stanley Quinn, Jr. dated December 23, 2005 and recorded in said registry in Book 23574, page 238 Cumberland Country Registry of Deeds.



0599900

RETTD

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MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY CUMBERLAND		DO NOT USE RED INK!	
2. MUNICIPALITY/TOWNSHIP WINDHAM		BOOK/PAGE—REGISTRY USE ONLY	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) TOWN OF WINDHAM		3b) SSN or Federal ID 01-6000440
	3c) Name (LAST, FIRST, MI)		3d) SSN or Federal ID
	3e) Mailing Address 8 SCHOOL ROAD		3f) City WINDHAM
		3h) Zip Code 04062	
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) SEBAGO HEIGHTS, LLC		4b) SSN or Federal ID 20-0764929
	4c) Name (LAST, FIRST, MI)		4d) SSN or Federal ID
	4e) Mailing Address 97A EXCHANGE STREET, SUITE 304		4f) City PORTLAND
		4h) Zip Code 04101	
5. PROPERTY	5a) Map Block Lot Sub-Lot N/A	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)	5c) Physical Location
		<input checked="" type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5d) Acreage:
6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")		6a \$ 0.00
		6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	
		6b \$ 0.00	
6c) Exemption claim - <input checked="" type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain. Conveyance of roadway lots with no consideration.			
7. DATE OF TRANSFER (MM-DD-YYYY)		8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED	
MONTH DAY YEAR			
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD— Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH	Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below: Grantee _____ Date _____ Grantor _____ Date _____ Grantee _____ Date _____ Grantor _____ Date _____		
12. PREPARER	Name of Preparer <u>Jensen Baird Gardner & Henry</u> Phone Number <u>(207) 775-7271</u> Mailing Address <u>P.O. Box 4510</u> E-Mail Address _____ <u>Portland, ME 04112</u>		

28263/114

Partial Release

KNOW ALL MEN BY THESE PRESENTS, THAT **Norway Savings Bank**, with a place of business in Norway, County of Oxford and State of Maine in consideration of one dollar and other valuable consideration paid by **Sebago Heights, LLC**, whose mailing address is c/o Mulkerin Associates, 426 Forest Avenue, Portland, Maine 04103, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **Sebago Heights, LLC**, its successors and assigns forever,

Certain roads in Sebago Heights Subdivision recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages 83, 84 and 85, located in the Town of Windham, County of Cumberland and State of Maine, and more particularly shown on Exhibit A attached hereto and made a part hereof.

The purpose of this deed is to release this lot and no other from the operation of a mortgage, security agreement, lease assignment and financing statement dated February 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23721, Page 76 and accompanying collateral assignment recorded in said Registry of Deeds in Book 23721, Page 100, as well as mortgage modification agreements dated December 27, 2005 and recorded in said Registry of Deeds in Book 23574, Page 276, dated February 13, 2006 and recorded in said Registry of Deeds in Book 23675, Page 103, dated February 27, 2006 and recorded in said Registry of Deeds in Book 23721, Page 109, and dated May 22, 2008 and recorded in said Registry of Deeds in Book 26077, Page 73, a mortgage, security agreement, lease assignment, financing statement and collateral assignment of rentals dated May 30, 2006 and recorded in said Registry of Deeds in Book 24020, Page 234 and modification recorded in said Registry of Deeds in Book 24020, Page 237, a mortgage, security agreement and financing statement dated May 22, 2008 and recorded in said Registry of Deeds in Book 26077, Page 77, and a mortgage dated March 8, 2010 and recorded in said Registry of Deeds in Book 27637, Page 132, all from Sebago Heights, LLC to Norway Savings Bank.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Sebago Heights, LLC**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **Norway Savings Bank**, as Grantor, relinquishing and conveying all rights by descent and all other rights in the above-described premises, has hereunto set its corporate seal this 5th day of the month of November A.D. 2010.

Signed Sealed and Delivered
in presence of

[Handwritten Signature]

Norway Savings Bank

By: *[Handwritten Signature]*
Print Name Richard Flagg
Its Vice Pres.

State of Maine
County of Cumberland, ss.

November 5, 2010

Then personally appeared the above-named Richard R. Flagg as Vice Pres. of Norway Savings Bank and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Norway Savings Bank.

Before me,

Cathy M. Cyr
Notary Public

Print Name CATHY M. CYR

Commission Expires Notary Public, Maine
My Commission Expires November 29, 2013

Affix Notarial Seal Here

- c) Pavement Joints. Where pavement joins an existing pavement, the existing pavement shall be cut along a smooth line and form a neat, even, vertical joint. A twelve (12) inch ship lap shall be required where the surface course overlays the base course.

(iii) Subsurface Roadway Drainage

- a) Geotextile Fabric. The Planning Board or Director of Public Works, or his designee, may require the use of geotextile fabric on a case-by-case basis due to poor soil conditions or the height of the water table.
- b) Underdrain. The Planning Board or Director of Public Works, or his designee, may require the installation of underdrain and catchbasins on the curbed side of a street. The required use of underdrain shall be made on a case-by-case basis due to poor soil conditions, the height of the water table, or where the bottom of drainage ditches is above the lowest point of the roadway subbase layer
- c) Drainage Ditches. Drainage ditches must be at least as deep as the lowest point of the road subbase.

6. ***Process for Town Acceptance of Streets***

A street constructed on private lands by the owner, developer, or association thereof and not dedicated for public travel prior to October 22, 2009, may be laid out and offered for acceptance as a public street by the Town Council. For the Town Council to accept a public street the procedures and conditions of this section must be met. In the event that all procedures and conditions are met, the Town Council reserves the right to reject any street offered for public acceptance.

- ✓(a) The street proposed for acceptance shall be constructed, or improved, to the standards for the construction of a public street.
- ✓(b) The owner(s) shall give the Town a deed to the property within the boundaries of the right-of-way at the time of its acceptance by the Town, a separate deed to areas reserved for the future development of streets, and separate easements for the provision of street stub hammerheads. (*See Subsec. 911 M 3 General Internal Subdivision Street Standards*)
- ✓(c) A plan of said street or way shall be recorded in the Cumberland County Registry of Deeds at the time of its acceptance.
- ✓(d) A petition for the acceptance of said street shall be submitted to the Town Council upon a form to be prescribed by the Town Attorney. Said petition shall be accompanied by a plan, profile and cross section of said street as follows:

- (1) A plan drawn when practical to a scale of 50 feet to 1 inch, and to be on one or more sheets of paper not exceeding 24 inches by 36 inches in size. Said plan shall show the North point, the location and ownership of all adjoining lots of land, underground utilities, passageways, street lights and electric lines, boundary monuments, water ways, topography and natural drainage courses with contours at 2 foot intervals (or lesser intervals approved by the Planning Board), all angles, bearing and radii necessary for the plotting of said street and lots and their reproduction on the ground. ✓
 - (2) A profile of said street or way drawn to a horizontal scale of 50 feet to 1 inch, and a vertical scale of 5 feet to 1 inch, or other suitable engineering scale as required by the Town's consulting engineer. ✓
 - (3) Said profile shall show the profile of the centerline of said street and the proposed grades thereof. Specific cross sections shall be submitted as required by the Town's consulting engineer. Any buildings abutting on said street shall be shown on said profile. ✓
 - (4) A typical cross section of said street drawn to a horizontal scale of 5 feet to 1 inch and a vertical scale of 5 feet to 1 inch. ✓
 - (5) The location and size of the proposed water and/or sewer mains in accordance with these regulations. ✓
 - (6) The location and size of all culverts, storm drains, catch basins and manholes ✓
- (e) Streets Offered for Acceptance
- (1) Streets to be offered to the Town for acceptance must have a written report of investigation prepared by the Town's consulting engineer after completion of construction based on review and observation of construction by the Town's consulting engineer. The owner shall warranty all public improvements for a period of one year from the date of acceptance and post a maintenance guarantee per the subdivision regulations. At the conclusion of the one-year warranty period, the owner shall request the Town's consulting engineer to prepare a second written report of investigation prior to the release of the improvements guarantee. ✓
 - (2) No street shall be placed on the Town Council's agenda for consideration or accepted by the Town Council until the following tasks have been completed:
 - (3) The applicant shall submit a complete set of as-built plans of the street proposed for acceptance showing all works of man, ~~_____~~
 - (4) The Town's consulting Engineer shall have made an investigation thereof, and shall have reported to the Planning Department their recommendations in ~~_____~~ ✓

writing with respect thereto. Such investigation may include a minimum of the results of at least one core sample and may include more than one core sample for each road proposed for acceptance as a public way with the core sample and reports paid for by the applicant. ✓

(5) The surface pavement shall not be placed until the base paving has gone through at-least one complete winter. The application of a tack coat and/or shim coat to the base may be required by the Town, when necessary, to insure the appropriate bonding between base and final surface coats of pavement. ✓

(6) Notwithstanding the provisions of any other Section thereof, the Town may at any time lay out and accept any street or way in the Town of Windham, Maine, as a public street of said Town whenever the general public interest so requires. The cost of said street or way may be borne by said Town or may be borne by another party. ✓

(f) Provisions for Streets that are Offered for Acceptance but Not Accepted.

(1) Any subdivision application that includes the creation of one or more public streets must provide draft homeowners association documents to the Planning Board. The association documents shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair, and plowing of the subdivision street(s) should they not be accepted by the Town Council.

(2) The homeowners association documents shall be in a form acceptable to the Town Attorney.

(3) The homeowners association documents shall be recorded in the Cumberland County Registry of Deeds within ninety (90) days of the date that the Board votes to approve the subdivision.

N. Subdivision Impact Analysis and Fees

1. *Community Facilities Impact Analysis*

(a) Any proposed subdivision reviewed under these regulations or any proposed site plan reviewed under Section 800 of the Town of Windham's Land Use Ordinance also shall be reviewed by the Board with respect to its effect upon existing services and facilities. The Final Plan shall include a list of the construction items that will be completed by the developer prior to the sale of lots; and the list of construction and maintenance items that must be borne by the Town of Windham, which shall include, but not be limited to:

- (1) Schools, including buses.
- (2) Road maintenance and snow removal.

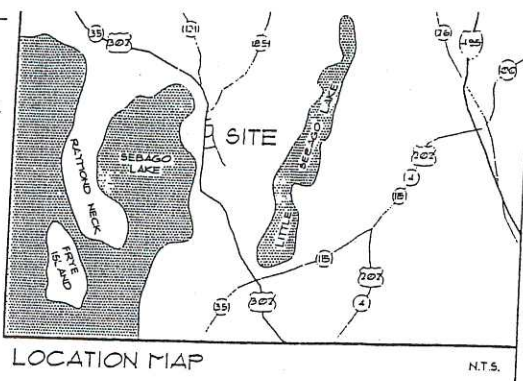
1. THE PROPERTY IS SHOWN AS LOTS 23 AND 44 ON THE TOWN OF WINDHAM TAX MAPS 23 AND 33A AND IS LOCATED IN THE (R/L) LIGHT DENSITY RESIDENTIAL AND (F) FARM RESIDENTIAL ZONE WITH THE FOLLOWING SPACE AND BULK CRITERIA:

'R/L' ZONE	
MIN. LOT SIZE	40,000 SF
MIN. STREET FRONTAGE	30 FT.
MIN. FRONT YARD	30 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	30 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING COVERAGE	70%
'F' ZONE	
MIN. LOT SIZE	30,000 SF
MIN. STREET FRONTAGE	30 FT.
MIN. FRONT YARD	30 FT.
MIN. SIDE YARD	5 FT.
MIN. REAR YARD	30 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING COVERAGE	75%
'F' ZONE (CLUSTERED)	
MIN. LOT SIZE	40,000 SF (WITHOUT WATER)
MIN. LOT SIZE	30,000 SF (WITH WATER)
MIN. STREET FRONTAGE	30 FT.
MIN. FRONT YARD	30 FT.
MIN. SIDE YARD	5 FT.
MIN. REAR YARD	30 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING COVERAGE	75%

- TOTAL AREA OF PARCEL: 15.81 AC.
- THE COMMON OPEN SPACE SHOWN ON THIS PLAN SHALL NOT BE FURTHER SUBDIVIDED FOR ANY USE.
- LOT 76 SHALL BE ACCESSED FROM THURISH TERRACE ONLY. NO ACCESS FOR ANY REASON SHALL BE PROVIDED FROM PIPELINE ROAD.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING PLAN REFERENCE:
A. A STANDARD BOUNDARY PLAN DONE BY SURVEY INC. IN 2003/2004
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- WETLAND DELINEATION PERFORMED BY GARY H. FULLERTON, C.S.S. 1467 IN AUGUST 2003.
- THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, AND BUILDINGS WITHIN THE SITE PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR
B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE SET AT LEAST 17" ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.
- FAILURE TO COMPLETE SUBSTANTIAL CONSTRUCTION OF A SUBDIVISION PLAN WITHIN TWO (2) YEARS OF DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.

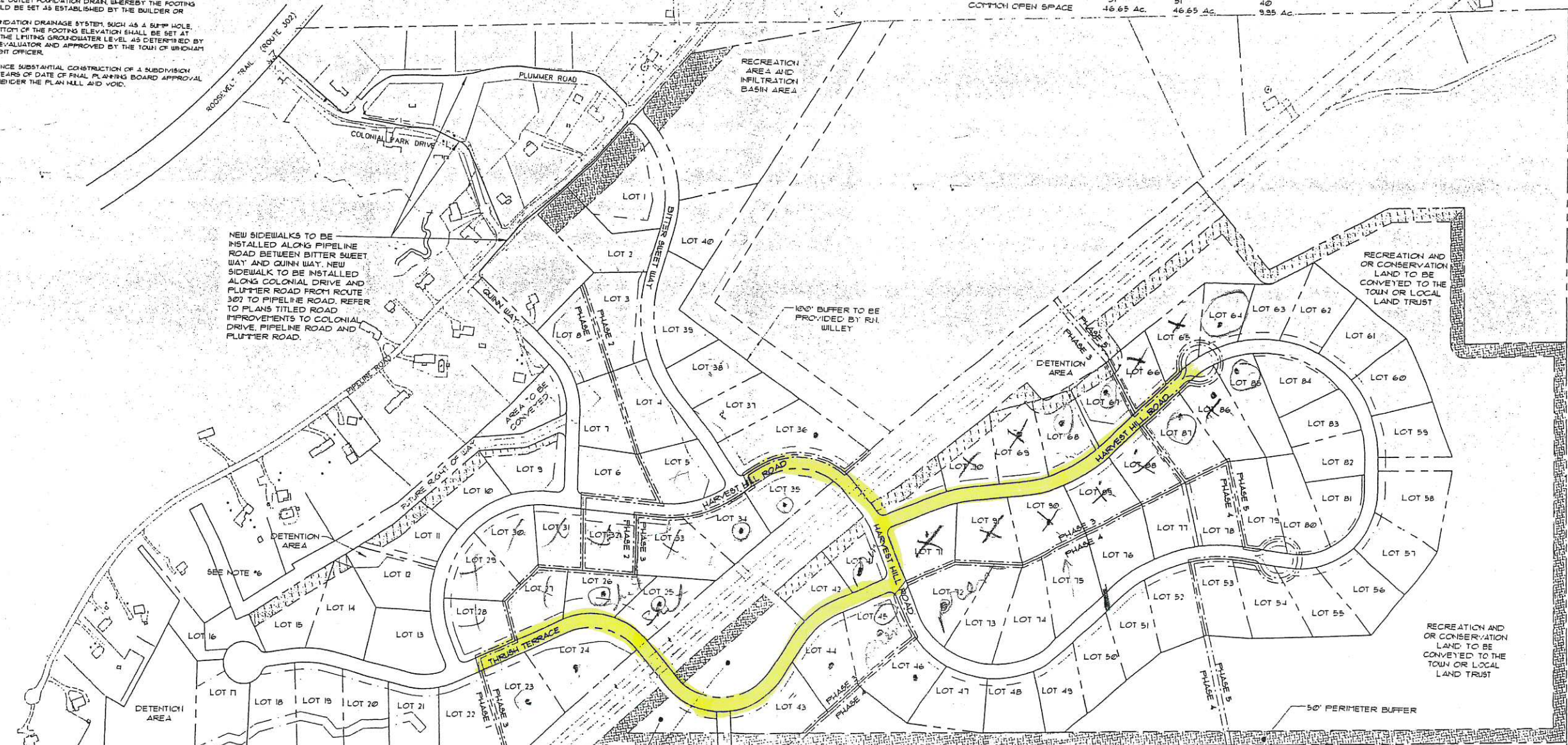
FOR A DRIVEWAY OPENING TO PRIVATE SERVICES AND USE, THE OWNERS OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS DEPARTMENT OF TRANSPORTATION AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.

- THE 50 FOOT BUFFER SHALL BE MAINTAINED IN A NATURAL VEGETATIVE STATE AND SHALL NOT BE CUT, EXCEPT FOR THE CREATION OF PEDESTRIAN ACCESS AND ON THE REMOVAL OF DEAD, DISEASED OR STUMP-DAMAGED TREES. NO BUILDINGS OR STRUCTURES MAY BE ERECTED IN THE FIFTY FOOT BUFFER STRIP AREA. THERE SHALL NOT BE STORAGE OF ITEMS, SUCH AS, BUT NOT LIMITED TO, SHOULDER, BOATS, TRAILERS, CAMPERS, MOTOR HOMES, AND ATVS IN THE BUFFER STRIP AREA, AND THE PLACEMENT OF SATELLITE DISHES, SEPTIC SYSTEMS AND OR WELLS IS ALSO PROHIBITED WITHIN THE BUFFER STRIP AREA.
- A WETLAND ALTERATION PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS HAS BEEN PREPARED FOR WETLAND FILL ASSOCIATED WITH THE CONSTRUCTION OF THE SEBAGO HEIGHTS SUBDIVISION. ADDITIONAL WETLAND FILL OR ALTERATIONS NOT ALLOWED WITHOUT A WRITTEN MODIFICATION OF THIS PERMIT. APPROVAL OR ADDITIONAL WETLAND FILL IS NOT ASSURED.
- NO WETLAND FILL SHALL BE ALLOWED ON ANY OF THE LOTS WITHIN THE SEBAGO HEIGHTS SUBDIVISION UNLESS DETAILED IN THE ASSOCIATED NHPA TIER I WETLAND ALTERATION PERMIT. ANY ADDITIONAL PROPOSED WETLAND FILL WILL REQUIRE A MODIFICATION OF SAID PERMIT.
- DWELLINGS ARE LIMITED TO A 3 BEDROOM CAPACITY OR LESS. SUBSURFACE WASTEWATER DISPOSAL FIELDS MUST BE LOCATED AS SHOWN ON SHEETS 8 AND 9. IF MORE BEDROOMS ARE DESIRED OR IF THE SUBSURFACE WASTEWATER DISPOSAL FIELD IS MOVED TO A LOCATION THAT IS NOT CONSISTENT WITH THE ONE SHOWN ON SHEETS 8 AND 9, THEN THE NITRATE IMPACT MUST BE RE-EVALUATED BY A CERTIFIED GEOLOGIST.
- MAINTENANCE RESPONSIBILITY FOR THE ROADWAY AND DRAINAGE INFRASTRUCTURE AND RIGHTS WITHIN THE GRADINGS AND DRAINAGE EASEMENTS SHALL REMAIN WITH THE DEVELOPER UNTIL SUCH TIME AS THE ROADWAY AND EASEMENTS ARE ACCEPTED BY THE TOWN OF WINDHAM. IF THE TOWN DOES NOT ACCEPT THE ROADWAYS OR OTHER INFRASTRUCTURE, MAINTENANCE RESPONSIBILITY AND RIGHTS WITHIN THE EASEMENTS MAY BE ASSIGNED BY THE DEVELOPER TO A THIRD PARTY, INCLUDING BUT NOT LIMITED TO THE SEBAGO HEIGHTS HOMEOWNERS ASSOCIATION.
- TWELVE (12) HYDRANTS SHALL BE INSTALLED THROUGHOUT THE CLUSTER SUBDIVISION. THE HYDRANTS SHALL BE PLACED EVERY 800 FEET THROUGHOUT THE DEVELOPMENT. THE EXACT PLACEMENT OF THE HYDRANTS SHALL BE COORDINATED WITH THE WINDHAM FIRE DEPARTMENT AT THE TIME OF INSTALLATION. OUT OF THE TOTAL NUMBER OF HYDRANTS REQUESTED, 1 HYDRANT IS TO BE PLACED AT THE ENTRANCE OF THURISH ROAD AND A SECOND HYDRANT IS TO BE PLACED AT THE INTERSECTION OF PIPELINE ROAD AND THE NEW DEVELOPMENT.

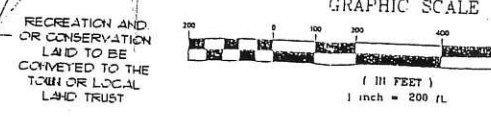


NET RESIDENTIAL CALCULATIONS:

ZONING DISTRICT	F	F (CLUSTER)	RL
GROSS ACREAGE	106.68 AC.	106.68 AC.	69.13 AC.
1 - SLOPES 25%	1.95 AC.	1.95 AC.	10.22 AC.
1 - STREET ROW	6.87 AC.	6.87 AC.	7.26 AC.
WETLANDS	4.16 AC.	4.16 AC.	3.67 AC.
NET RESIDENTIAL AREA	93.71 AC.	93.71 AC.	48,033 AC.
MIN. LOT SIZE	80,000 SF	30,000 SF (with water)	40,000 SF (without water)
MAX. LOT SIZE	51	51	N/A
MAX. # OF LOTS (with water)	51	51	52
LOTS SHOWN	51	51	40
COTTAGE OPEN SPACE	46.65 AC.	46.65 AC.	9.25 AC.



NEW SIDEWALKS TO BE INSTALLED ALONG PIPELINE ROAD BETWEEN BITTER SWEET WAY AND QUINN WAY. NEW SIDEWALK TO BE INSTALLED ALONG COLONIAL DRIVE AND PLUMMER ROAD FROM ROUTE 302 TO PIPELINE ROAD. REFER TO PLANS TITLED ROAD IMPROVEMENTS TO COLONIAL DRIVE, PIPELINE ROAD AND PLUMMER ROAD.



Sebago Technics
Engineering Expense You Can Build On
Windham, Maine
Tel (207) 258-0277

PROJECT NO. FIELD BOOK DESIGN CHFD DRAWN
03117 JAL JDA PLS

DATE SCALE
4-9-04 1"=100'

SHEET 4 OF 37

93117001

REV	DATE	STATUS	ACCD REFERENCE TO PORTLAND NATURAL GAS EASEMENT
0	1-30-06	WPS	REVISED PER REVIEW
1	1-13-06	WPS	REVISED PER REVIEW
2	1-20-06	WPS	REVISED PER REVIEW
3	1-17-06	WPS	REVISED PER REVIEW
4	1-10-06	WPS	REVISED PER REVIEW
5	10-18-05	WPS	REVISED PER REVIEW

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

OVERALL DEVELOPMENT PLAN
OF
SEBAGO HEIGHTS
PROJECT ROAD
FOR
WINDHAM, MAINE
SEBAGO HEIGHTS, L.L.C.
18 FOREST AVENUE
PORTLAND, MAINE 04101