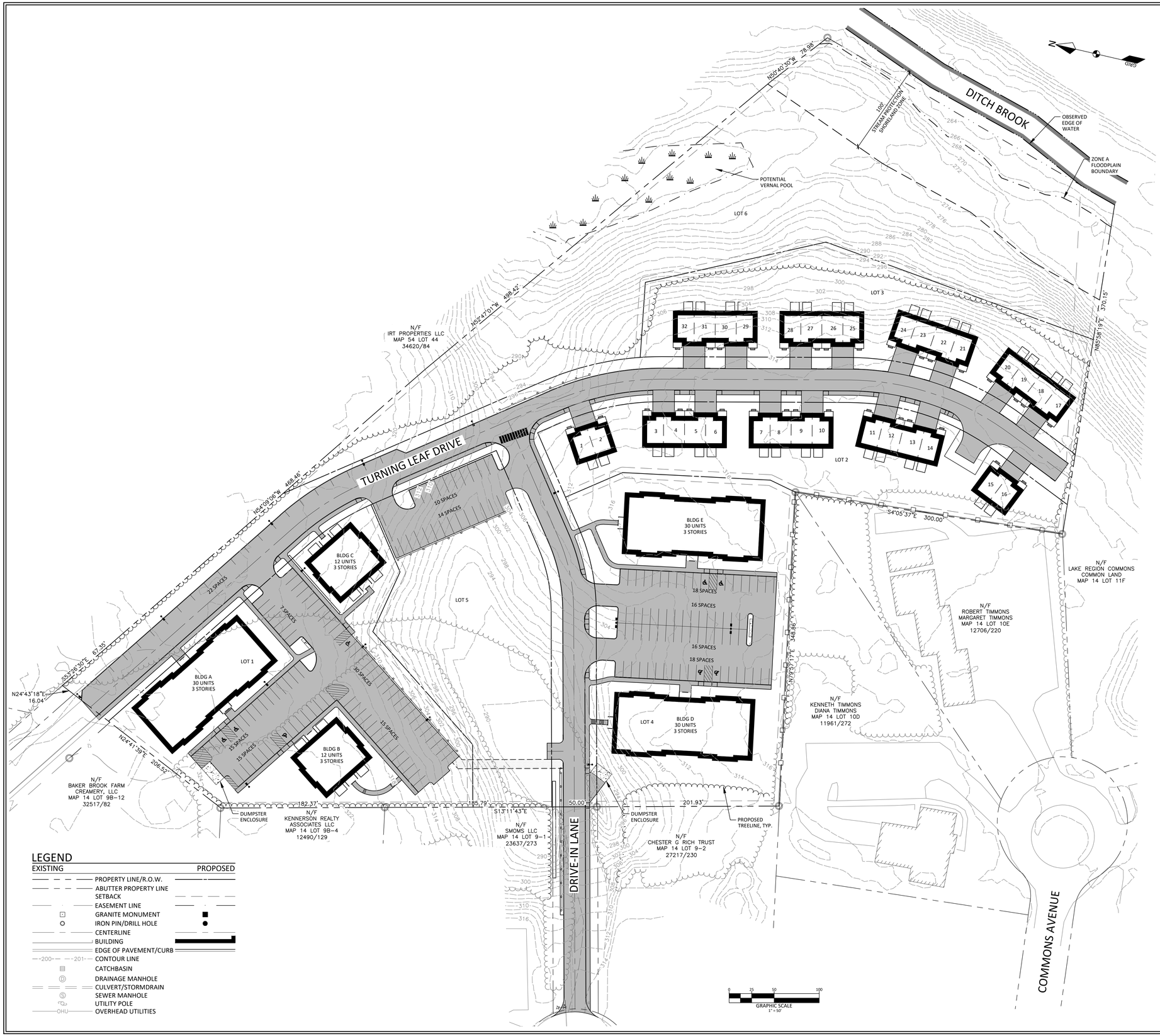

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS GATEWAY DEVELOPMENT, LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 24400 PAGE 96 AND BOOK 31719 PAGE 84.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 12.20 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 14 LOT 9-B.
4. PLAN REFERENCES:
   A) BOUNDARY AND TOPOGRAPHIC SURVEY, TURNING LEAF DRIVE FOR BAKER BROOK FARM CREAMERY LLC AND GATEWAY DEVELOPMENT LLC, PREPARED BY SURVEY, INC.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON A COMBINATION OF ON-THE-GROUND SURVEY AND 2-FOOT LIDAR.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 (C-1) ZONING DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	NONE
MIN SIDE/REAR YARD:	6 FT
MAX BUILDING HEIGHT:	NONE

10. A PORTION OF THE SITE IS LOCATED WITHIN A ZONE AE FLOOD HAZARD AREA AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 23005C0483F WITH AN EFFECTIVE DATE OF JUNE 20, 2024. NO DEVELOPMENT IS PROPOSED WITHIN THIS AREA.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
SETBACK	
EASEMENT LINE	
GRANITE MONUMENT	
IRON PIN/DRILL HOLE	
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
CONTOUR LINE	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
SEWER MANHOLE	
UTILITY POLE	
OHU OVERHEAD UTILITIES	

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

PERMITTING PLAN NOT FOR CONSTRUCTION

STATE OF MAINE — JAYSON R. HASKELL — No. 13508 — LICENSED PROFESSIONAL ENGINEER — 9-25-2024

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	9-25-24	JRH	ISSUED FOR MDEP PERMIT REVIEW

SITE & SUBDIVISION PLAN

TURNING LEAF HEIGHTS
TURNING LEAF DRIVE, DRIVE IN LANE & COMMONS AVENUE
WINDHAM, MAINE

FOR RECORD OWNER:
GATEWAY DEVELOPMENT, LLC
4 COMMONS AVENUE - SUITE 12
WINDHAM, ME 04062

20013 JOB NUMBER:
1" = 50' SCALE:
9-25-2024 DATE:
SHEET 5 OF 19
OS-1