

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°08'41" E	32.39'
L2	S 77°23'05" E	54.19'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	157.73'	300.00'	S 14°58'46" W	155.92'

VERNAL POOL TERRESTRIAL HABITAT IMPACTS	
250' VERNAL POOL TERRESTRIAL HABITAT SETBACK AREA=	443,153 SF
25% OF VERNAL POOL TERRESTRIAL HABITAT SETBACK AREA=	110,788 SF
IMPACT AREAS:	
LOT 1=	24,692 SF
LOT 2=	61,561 SF
LOT 3=	4,681 SF
LOT 4=	10,986 SF
TOTAL IMPACT AREA=	101,920 SF (23.0%)



NOT FOR
CONSTRUCTION

C	RAM	06/24/2025	ISSUED FOR RECORDING						
B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS						
A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW						
REV.	BY:	DATE:	Status:						
								<p>This plan shall NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</p>	

S=BAGO
T E C H N I C S

SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

RECORD OWNER:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

DRIVE SUBDIVISION
2
STATES, LLC
AD
ME 04106

OF.
FRANKLIN
20 FRANKLIN DRIVE
WINDHAM, ME 05093
FOR:
NEW GEN
50 MAINE MALL F
SOUTH PORTLAND

LINE	DIRECTION	DISTANCE
L3	N 36°04'23" E	50.00'
L4	N 53°55'37" W	49.00'
L5	N 53°55'37" W	49.00'
L6	S 36°04'23" W	50.00'
L7	S 36°04'23" W	46.02'
L8	S 56°48'14" E	5.01'
L9	S 56°48'14" E	50.06'

PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	146,077 S.F.	3.35 AC.
LOT 2	343,465 S.F.	7.88 AC.
LOT 3	1,042,917 S.F.	23.94 AC.
LOT 4	132,812 S.F.	3.05 AC.

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL7	N 52°56'36" W	24.64'
EL8	N 47°52'35" W	59.35'
EL9	N 73°09'47" W	59.54'
EL10	N 56°56'12" W	61.92'
EL11	N 82°20'27" W	48.08'
EL12	N 31°03'20" W	71.38'
EL13	N 16°10'44" W	162.96'
EL14	N 36°01'58" E	64.86'
EL15	N 73°55'5" E	17.04'
EL16	S 36°01'58" W	129.18'
EL17	S 36°01'58" W	72.14'

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL18	N 53°56'02" W	140.00'
EL19	N 53°58'02" W	120.02'
EL20	S 66°23'08" W	19.32'
EL21	S 30°22'20" E	4.62'
EL22	N 23°38'52" W	15.41'
EL23	N 33°50'06" E	57.12'
EL24	S 55°17'20" E	131.81'
EL25	N 41°50'03" W	52.42'
EL26	N 21°15'20" W	15.29'
EL27	N 34°42'40" E	93.82'
EL28	S 56°48'14" E	175.31'

AMENDMENT NOTE:

THIS FIRST AMENDED SUBDIVISION PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN OF FRANKLIN DRIVE SUBDIVISION, BY SEBAGO TECHNICS, INC., AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 225, PAGE 170. THIS PLAN MAKES MODIFICATIONS TO THE FRANKLIN DRIVE RIGHT-OF-WAY AND ADJACENT PROPERTY LINES.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

DATE _____

CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER