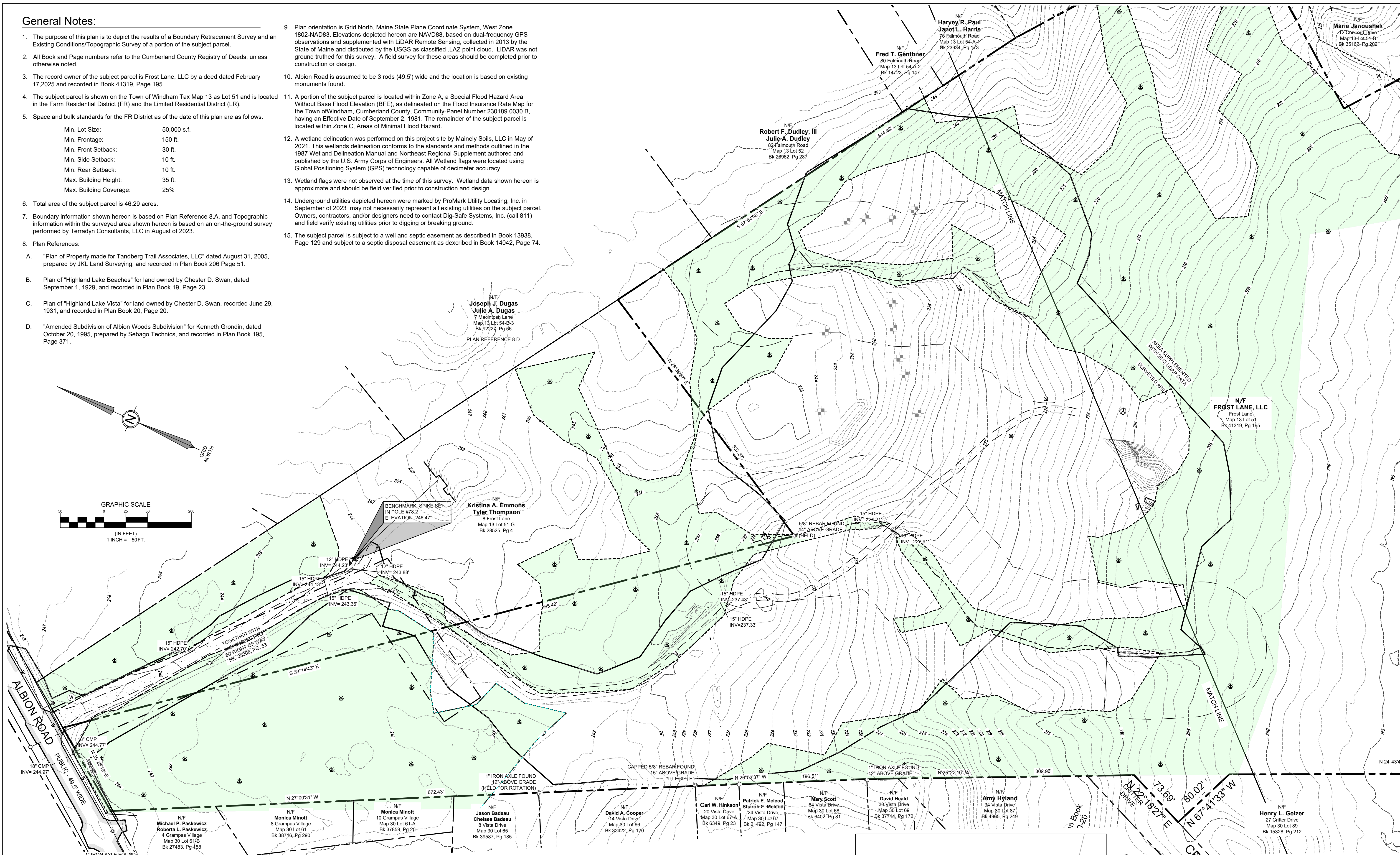
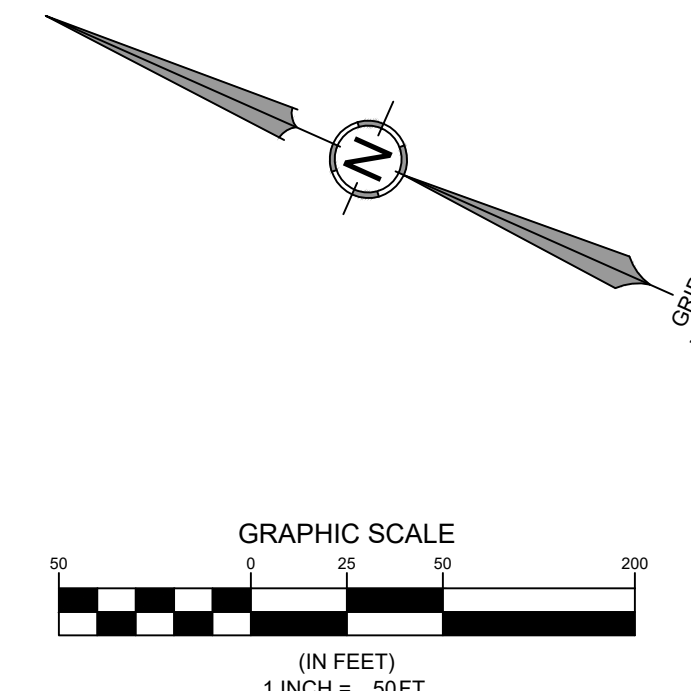


General Notes:

- The purpose of this plan is to depict the results of a Boundary Retracement Survey and an Existing Conditions/Topographic Survey of a portion of the subject parcel.
- All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is Frost Lane, LLC by a deed dated February 17, 2025 and recorded in Book 41319, Page 195.
- The subject parcel is shown on the Town of Windham Tax Map 13 as Lot 51 and is located in the Farm Residential District (FR) and the Limited Residential District (LR).
- Space and bulk standards for the FR District as of the date of this plan are as follows:

Min. Lot Size:	50,000 s.f.
Min. Frontage:	150 ft.
Min. Front Setback:	30 ft.
Min. Side Setback:	10 ft.
Min. Rear Setback:	10 ft.
Max. Building Height:	35 ft.
Max. Building Coverage:	25%
- Total area of the subject parcel is 46.29 acres.
- Boundary information shown hereon is based on Plan Reference 8.A. and Topographic information within the surveyed area shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in August of 2023.
- Plan References:
 - "Plan of Property made for Tandberg Trail Associates, LLC" dated August 31, 2005, prepared by JKL Land Surveying, and recorded in Plan Book 206 Page 51.
 - Plan of "Highland Lake Beaches" for land owned by Chester D. Swan, dated September 1, 1929, and recorded in Plan Book 19, Page 23.
 - Plan of "Highland Lake Vista" for land owned by Chester D. Swan, recorded June 29, 1931, and recorded in Plan Book 20, Page 20.
 - "Amended Subdivision of Albion Woods Subdivision" for Kenneth Grondin, dated October 20, 1995, prepared by Sebago Technics, and recorded in Plan Book 195, Page 371.
- Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD83, based on dual-frequency GPS observations and supplemented with LIDAR Remote Sensing, collected in 2013 by the State of Maine and distributed by the USGS as classified LAZ point cloud. LIDAR was not ground truthed for this survey. A field survey for these areas should be completed prior to construction or design.
- Albion Road is assumed to be 3 rods (49.5') wide and the location is based on existing monuments found.
- A portion of the subject parcel is located within Zone A, a Special Flood Hazard Area Without Base Flood Elevation (BFE), as delineated on the Flood Insurance Rate Map for the Town of Windham, Cumberland County, Community-Panel Number 230189 0030 B, having an Effective Date of September 2, 1981. The remainder of the subject parcel is located within Zone C, Areas of Minimal Flood Hazard.
- A wetland delineation was performed on this project site by Mainely Soils, LLC in May of 2021. This wetlands delineation conforms to the standards and methods outlined in the 1987 Wetland Delineation Manual and Northeast Regional Supplement authored and published by the U.S. Army Corps of Engineers. All Wetland flags were located using Global Positioning System (GPS) technology capable of decimeter accuracy.
- Wetland flags were not observed at the time of this survey. Wetland data shown hereon is approximate and should be field verified prior to construction and design.
- Underground utilities depicted hereon were marked by ProMark Utility Locating, Inc. in September of 2023 may not necessarily represent all existing utilities on the subject parcel. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
- The subject parcel is subject to a well and septic easement as described in Book 13938, Page 129 and subject to a septic disposal easement as described in Book 14042, Page 74.



EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W		EDGE OF GRAVEL
	ABUTTER PROPERTY LINE/R.O.W		STONEWALL
	DEED/PLAN LINE/R.O.W		EDGE OF WATER
	TIE LINE		STREAM
	SETBACKS		WETLAND AREA
	EASEMENTS		TESTPIT/BENCHMARK
	FLOODPLAIN		MAJOR CONTOUR
	ZONE LINES		MINOR CONTOUR
	IRON PIPE/REBAR (AS NOTED)		SPOT ELEVATION
	BUILDING		STORM DRAIN
	EDGE OF PAVEMENT		WATER LINE
	CURB		OVERHEAD UTILITY
			UTILITY POLE

STATE OF MAINE, Cumberland County, SS
REGISTRY OF DEEDS

Received _____
At _____ h _____ m _____ M and recorded in
Plan Book _____, Page _____
Attest _____
Registrar



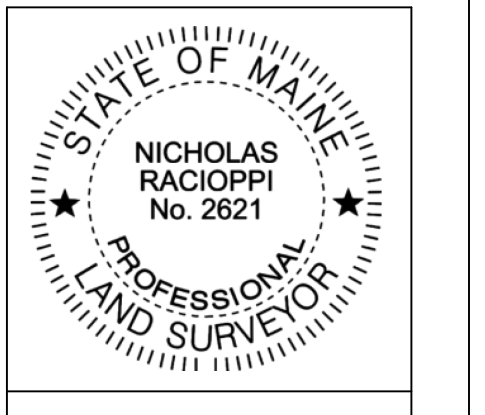
Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date

Plan Prepared by:
Nicholas Racioppi PLS # 2621



NO.	NO.	DATE	DATE	REVISION	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

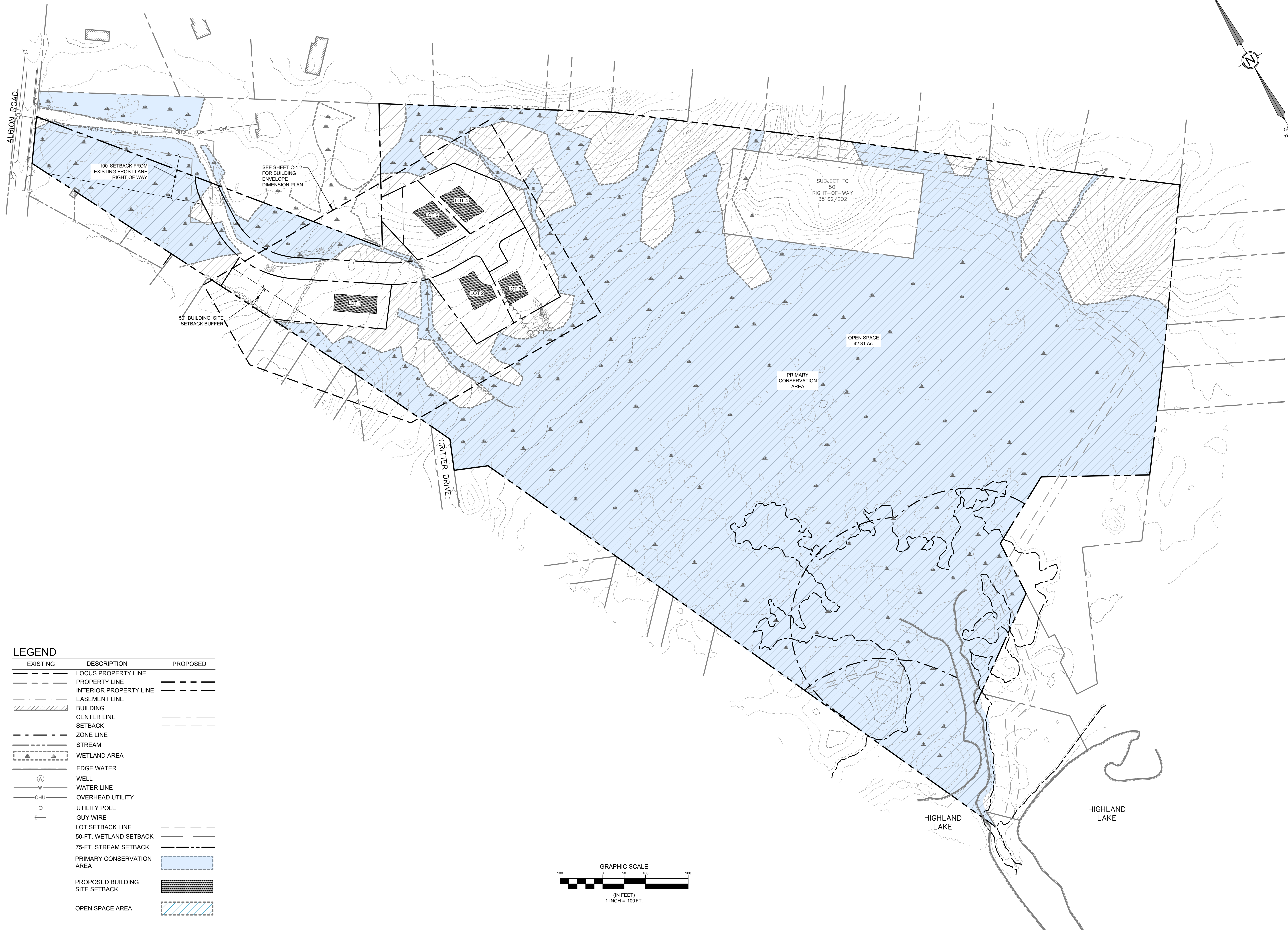
PROJECT: **HIGHLAND LAKE CAMPGROUND**
FROST ROAD, WINDHAM, MAINE

SHEET TITLE: **BOUNDARY RETRACEMENT SURVEY & EXISTING CONDITIONS/TOPOGRAPHIC PLAN**

FOR RECORD OWNER:
CLIENT NAME
CLIENT ADDRESS
CLIENT ADDRESS 2

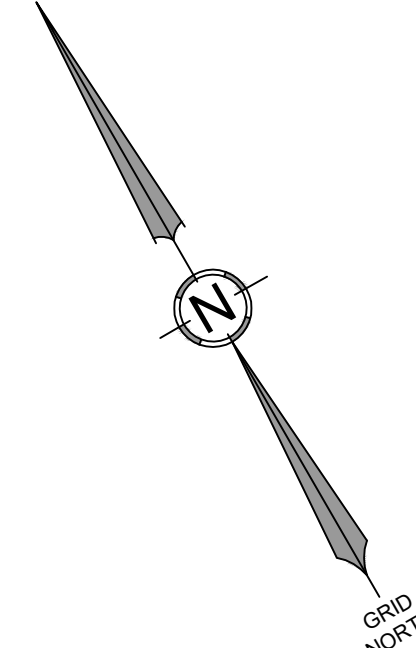
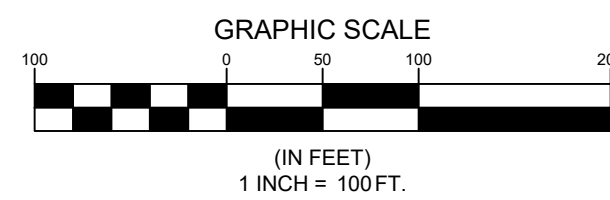
DATE: 10/03/2023
SCALE: 1" = 50'
JOB NO: 23-029
SHEET: **1 OF 2**

Sheet Size: 24" X 36"



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	INTERIOR PROPERTY LINE	---
---	EASEMENT LINE	---
▨	BUILDING	---
---	CENTER LINE	---
---	SETBACK	---
---	ZONE LINE	---
---	STREAM	---
▨	WETLAND AREA	---
---	EDGE WATER	---
⊙	WELL	---
W	WATER LINE	---
OHU	OVERHEAD UTILITY	---
○	UTILITY POLE	---
┆	GUY WIRE	---
---	LOT SETBACK LINE	---
---	50-FT. WETLAND SETBACK	---
---	75-FT. STREAM SETBACK	---
---	PRIMARY CONSERVATION AREA	---
---	PROPOSED BUILDING SITE SETBACK	---
---	OPEN SPACE AREA	---



DATE: _____

NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN
CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: FROST LANE SUBDIVISION
ALBION ROAD, WINDHAM, MAINE
SHEET TITLE: EXISTING INVENTORY & SITE ANALYSIS PLAN
CLIENT: FROST LANE, LLC
868 ROOSEVELT TRAIL,
WINDHAM, MAINE 04062

DATE: 03-16-2026
SCALE: 1" = 100'
JOB NO: 23-029
SHEET: C-1.0

C:\01TerraDyn\Consultants\Project\Folders - Documents\2023_Jess\23-029 Windham Campground\CAD\Permitting\23-029 B.dwg

