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%)

LOCATION MAP NTS

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
2. THE PROPERTY IS SHOWN AS LOT 26-2-A ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES PER PLAN REFERENCE 5A.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
5. PLAN REFERENCES:
   A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
   B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
7. BENCHMARK:
   BM-1 X-CHISELED IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAVD88)
   BM-2 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, and 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
10. WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARK HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
11. SPACE AND BULK CRITERIA FOR THE C-1 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	N/A
MINIMUM LOT SIZE:	N/A
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	0 FEET TO 20 FEET
MINIMUM SIDE YARD:	6 FEET
MINIMUM REAR YARD:	6 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

12. TOTAL NUMBER OF PARALLEL PARKING SPACES PROPOSED: 22 (9' X 20') SPACES

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 30, 2024, AS AMENDED JUNE 5, 2025 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OF THE LAND USE ORDINANCE.
2. IN ACCORDANCE WITH §120-914B(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
3. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 201 ARTICLE II POST-CONSTRUCTION STORMWATER ORDINANCE. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
4. PRIOR TO ANY LAND USE ACTIVITIES ON LOTS 1, 2, 3, AND 4, SUBDIVISION AND SITE PLAN PLANNING BOARD OR STAFF REVIEW COMMITTEE APPROVALS ARE REQUIRED

REQUESTED WAIVERS:

1. WAIVER OF §120-911M(5)(b)[5]b) TO ALLOW THE CONSTRUCTION OF THE T-TURNAROUND AT THE END OF THE FRANKLIN DRIVE PUBLIC WAY.
2. WAIVER OF §120-911M(5)(b)[8] TO ALLOW THE CONSTRCUTION OF THE PROPOSED COMMERCIAL STREET SECTION THAT INCLUDES 9 FOOT WIDE PARRALEL PARKING SPACES, 6 WIDE SIDEWALKS AND STREET LANDSCAPING WITHIN EASEMENTS ADJACENT TO THE FRANKLIN DRIVE RIGHT-OF-WAY.

APPROVAL- TOWN OF WINDHAM PLANNING BOARD

DATE

CHAIRPERSON

PROPERTY LINE TABLE		
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 TABLE		
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°16'40" W	162.96'
EL14	N 36°01'58" E	64.86'
EL15	N 7°39'56" 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°58'02" 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°36'52" 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.

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

NOT FOR CONSTRUCTION

CHRISTOPHER D. LAMOTTE, PLS 2291

REV.	BY	DATE	STATUS
A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW
B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS
C	RAM	06/24/2025	ISSUED FOR RECORDING

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

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

FIRST AMENDED SUBDIVISION PLAN
OF:
FRANKLIN DRIVE SUBDIVISION
20 FRANKLIN DRIVE
WINDHAM, ME 04062
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04105

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

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	1" = 80'
PROJECT	230411

SHEET C-101

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