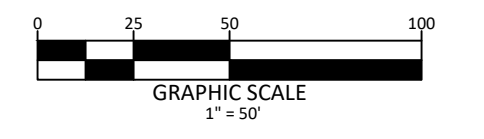


- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS GATEWAY DEVELOPMENT, LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 24400 PAGE 96 AND BOOK 31719 PAGE 84.
 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 12.20 ACRES.
 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS 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 23005C483F WITH AN EFFECTIVE DATE OF JUNE 20, 2024. NO DEVELOPMENT IS PROPOSED WITHIN THIS AREA.

LEGEND

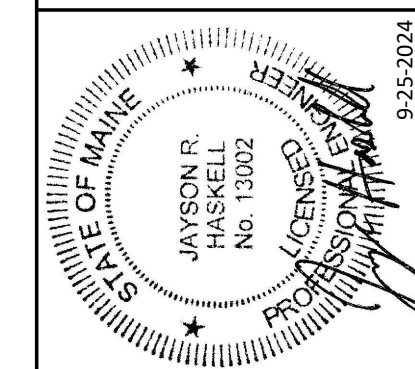
| EXISTING | PROPOSED |
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APPROVED - WINDHAM PLANNING BOARD:

| CHAIRPERSON | DATE |
|-------------|------|
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| | |

PERMITTING PLAN
NOT FOR
CONSTRUCTION



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 MBEP 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