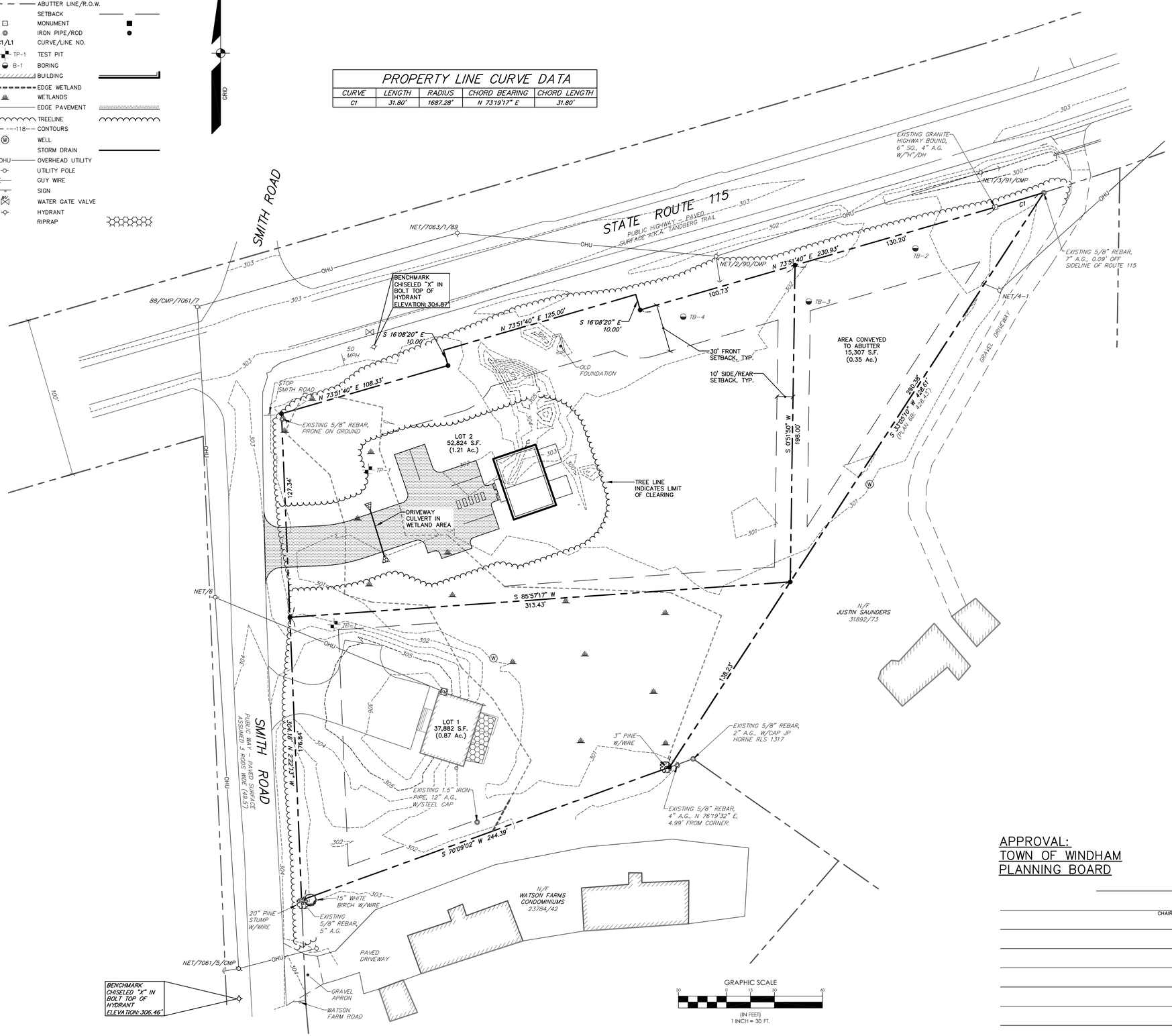
LEGEND

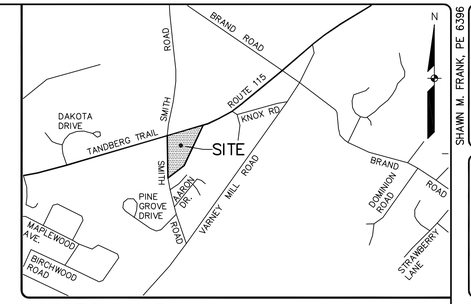
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
TP-1	TEST PIT	
B-1	BORING	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	TREELINE	
--120-- --118--	CONTOURS	
W	WELL	
	STORM DRAIN	
OHU	OVERHEAD UTILITY	
	UTILITY POLE	
	GUY WIRE	
	SIGN	
	WATER GATE VALVE	
	HYDRANT	
	RIPRAP	

N
GRID

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.80'	1687.28'	N 73°19'17" E	31.80'





LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS MAYBERRY ASSOCIATES, LLC BY DEED DATED OCTOBER 28, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 33593, PAGE 119.

2. THE PROPERTY IS SHOWN AS LOT 94 ON THE TOWN OF WINDHAM TAX MAP 19 AND IS LOCATED IN THE MEDIUM-DENSITY RESIDENTIAL (RM) DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE (RM) DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	15,000 S.F. STANDARD
MINIMUM LOT SIZE:	20,000 S.F. WITH PUBLIC WATER
	30,000 S.F. WITH WELL
MINIMUM STREET FRONTAGE:	100 FT.
MINIMUM FRONT YARD:	30 FT. RESIDENTIAL
	15 FT. NON-RESIDENTIAL
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	10 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM BUILDING COVERAGE:	20%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 106,013 SQUARE FEET, 2.43 ACRES.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER 2012.

6. PLAN REFERENCES:
   A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE AID HIGHWAY "NO 3" WINDHAM CUMBERLAND COUNTY FEDERAL AID SECONDARY PROJECT NO. S-0113 (2)" DATED AUGUST 1958 SHEET 3 OF 5 SHEETS. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 54, PAGE 56.
   B. "PLAN OF LAND ROUTE 115 & SMITH ROAD, WINDHAM, MAINE MADE FOR RUSSELL O. LOVEJOY" DATED JANUARY 17, 1984, DRAWN BY MAH, JOB NUMBER 83047. A COPY OF THIS PLAN WAS PROVIDED TO SEBAGO TECHNICS, INC. BY MARVIN MAYBERRY, OF MAYBERRY ASSOCIATES, LLC.
   C. "FINAL BOUNDARY PLAN OF A SUBDIVISION OF PROPERTY PREPARED FOR DON RICH OIL CO. OF LAND LYING WITHIN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE" DATED JULY 1988 BY THE LAND SURVEY TEAM, A DIVISION OF MOUNTAIN LTD, SACO, MAINE. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 174, PAGE 21.
   D. "REVISED FINAL BOUNDARY PLAN OF A SUBDIVISION OF PROPERTY PREPARED FOR DON RICH OIL CO. OF LAND LYING WITHIN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE" REVISED SEPTEMBER 1989 BY THE LAND SURVEY TEAM, A DIVISION OF MOUNTAIN LTD, SACO, MAINE. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 181, PAGE 34.
   E. "SITE PLAN ON SMITH ROAD, WINDHAM, MAINE PREPARED FOR OAKWOOD PROPERTIES INC." DATED DECEMBER 1989 BY THE LAND SURVEY TEAM, A DIVISION OF MOUNTAIN LTD, SACO, MAINE. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 185, PAGE 27.
   F. "PROPOSED WATERLINE EXTENSION ROUTE 115 STA. 5+00 TO STA. 9+62.01 SMITH ROAD STA. 0+00 TO STA. 3+83.04 FOR BUSQUE CONSTRUCTION, 75 ROOSEVELT TRAIL, UNIT #1, WINDHAM, ME 04062" DATED JANUARY 24, 2003 AND REVISED THROUGH FEBRUARY 10, 2003 BY SEBAGO TECHNICS, INC., PROJECT NUMBER 02179.
   G. "WATSON FARM CONDOMINIUMS, 7 WATSON FARM ROAD, WINDHAM, MAINE" JEFFREY A. RICH & LORI JO RICH, 63 HURRICANE ROAD, GORHAM, MAINE 04038, (OWNER OF RECORD), DATED FEBRUARY 23, 2006 BY SURVEY, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 206, PAGE 186.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. 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 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 THE TOWN OF WINDHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230189 0035 B, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS UNSHADED ZONE C, AREAS OF MINIMAL FLOODING.

10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY SWEET ASSOCIATES, 155 GRAY ROAD, FALMOUTH, MAINE. A SKETCH PLAN OF THIS WETLAND DELINEATION ENTITLED "WETLAND BOUNDARY MAP – RUSSELL LOVEJOY, SMITH ROAD & RT 115, WINDHAM" WAS PROVIDED TO SEBAGO TECHNICS, INC. BY MARVIN MAYBERRY OF MAYBERRY ASSOCIATES, LLC, THE SKETCH IS UNDATED. THE WETLANDS WERE FIELD LOCATED BY SEBAGO TECHNICS, INC. IN SEPTEMBER 2012 BY GROUND SURVEY.

11. NET RESIDENTIAL AREA CALCULATION:

TOTAL PARCEL AREA:	2.43 Ac.
– AREA TO BE CONVEYED TO ABUTTER:	– 0.35 Ac.
– RIGHT-OF-WAY AREA:	– 0 Ac.
– SLOPES > 25%:	– 0 Ac.
– 100-YR. FLOODPLAIN:	– 0 Ac.
– RESOURCE PROTECTION DISTRICT (WETLANDS):	– 0.55 Ac.
– VERY POORLY DRAINED SOILS:	– 0 Ac.
– WATER BODIES:	– 0 Ac.
– SIGNIFICANT WILDLIFE HABITAT:	– 0 Ac.
– ENDANGERED BOTANICAL RESOURCES:	– 0 Ac.
NET RESIDENTIAL AREA:	1.53 Ac.
1.53 Ac. x 43,560 S.F./Ac. / 15,000 S.F./UNIT:	4.44 UNITS, USE 4 UNITS

12. THE TOTAL PROPOSED WETLAND IMPACT = 2,130 S.F.

13. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.

APPROVAL: TOWN OF WINDHAM PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

_____

_____

_____

_____

_____

_____

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____, 20___

AT ___h _____m _____M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

SHAWN M. FRANK, PE 6396

STATE OF MAINE
SHAWN M. FRANK
No. 6396
LICENSED
PROFESSIONAL ENGINEER

DESIGNED	CHECKED
SMF	MWE

REV.	BY:	DATE:	STATUS:
A	SMF	04-02-18	SUBMIT MINOR SUBDIVISION PLAN TO TOWN

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

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-9595

MINOR SUBDIVISION PLAN
OF:
MAYBERRY TWO-UNITS
SMITH ROAD / ROUTE 115
WINDHAM, MAINE
FOR RECORD OWNER:
MAYBERRY ASSOCIATES, LLC
60 SANDBAR ROAD
WINDHAM, MAINE 04062

PROJECT NO.	SCALE
12270	1"=30'

SHEET 1 OF 1

12270SB.dwg, 1 AB-SB