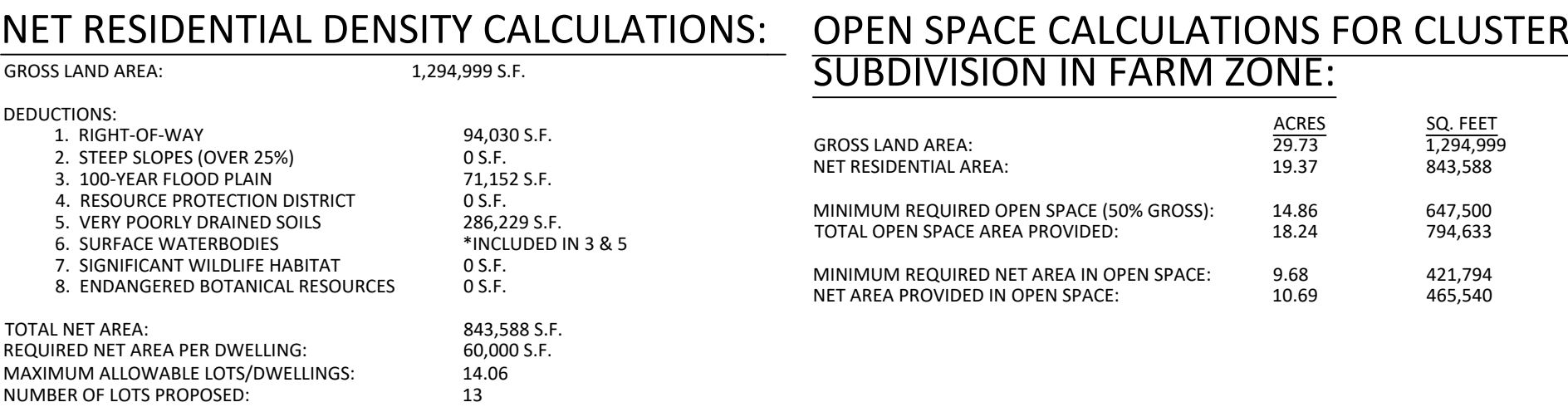


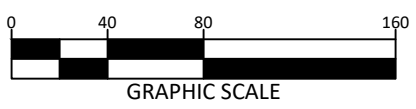
LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.10'	S43° 24' 23"E
L2	67.12'	S76° 59' 59"E



1. OWNER OF RECORD IS SEBAGO HEIGHTS, LLC AS DESCRIBED IN THE FOLLOWING DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:
BOOK 33911 PAGE 59 DATED MARCH 30, 2017
BOOK 33911 PAGE 118 DATED MARCH 30, 2017
BOOK 33911 PAGE 123 DATED MARCH 30, 2017
BOOK 14695 PAGE 198 DATED MARCH 31, 2017
BOOK 34479 PAGE 140 DATED NOVEMBER 21, 2017
EXCLUDING LAND DESCRIBED IN DEED RECORDED IN:
BOOK 33923 PAGE 23 DATED APRIL 4, 2017
BOOK 34479 PAGE 142
2. TOTAL AREA OF PARCEL IS APPROXIMATELY 29.73 ACRES.
3. THE PARCEL IS SHOWN AS LOT 44 ON THE TOWN OF WINDHAM'S ASSESSOR'S MAP 13.
4. PLAN REFERENCES
A) "BOUNDARY SURVEY FALMOUTH ROAD WINDHAM, MAINE OF BABBIGE FARMS" FOR SEBAGO HEIGHTS, LLC PREPARED BY SURVEY, INC. DATED AUGUST 2016 AND REVISED THROUGH JANUARY 25, 2017.
5. BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE 4A. BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE COORDINATE SYSTEM.
6. ELEVATION CONTOURS SHOWN HEREON WERE OBTAINED FROM MAINE STATE OFFICE OF GIS. ELEVATION ARE REFERENCED TO NAVD83 VERTICAL DATUM. DUE TO THE LIMITED ON-THE-GROUND TOPOGRAPHIC INFORMATION, ALL GRADES ASSOCIATED WITH THE STORMWATER INFRASTRUCTURE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY SIGNIFICANT CHANGES TO THE ROAD PLANS WILL BE NOTED ON AS-BUILT DRAWINGS AND SUBMITTED TO THE TOWN.
7. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
8. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION

	<u>F DISTRICT</u>
MIN LOT SIZE:	30,000 S.F.
MAX LOT SIZE:	50,000 S.F.
1 LOT WITHIN SUBDIVISION	60,000 S.F.
NET RESIDENTIAL DENSITY:	60,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

EXISTING		PROPOSED
----	PROPERTY LINE/R.O.W.	----
----	ABUTTER PROPERTY LINE	----
----	TIE LINE	----
----	SETBACK	----
----	EASEMENT LINE	----
□	GRANITE MONUMENT	■
○	IRON PIN/DRILL HOLE	●
----	CENTERLINE	----
=====	EDGE OF PAVEMENT/CURB	=====
----	EDGE OF GRAVEL	----
----- 	EDGE OF WETLANDS	-----
----- 	CENTERLINE OF STREAM	-----
---200---201---	CONTOUR LINE	---
=====	TREELINE	=====
=====	CULVERT/STORMDRAIN	=====
⊕	UTILITY POLE	⊕
—OH—	OVERHEAD UTILITIES	—OH—

[illegible]

DM ROMA
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WINDHAM, ME 04062
(207) 310-0506

[illegible]

SUBDIVISION PLAN

BABBIDGE FARMS SUBDIVISION
WINDHAM, MAINE

FOR: **BABBIDGE FARMS, LLC**
97A EXCHANGE STREET
PORTLAND, MAINE

DATE:

SB-1