CURVE TABLE		NE TA	ABLE	ROTAC 10-
CURVE # LENGTH RADIUS DELTA CHORD BRNG CHORD LENGTH C1 64.13' 56.00' 65° 37' 05" N19° 48' 32"W 60.69'	LINE #	LENGTH 38.10'	BEARING \$43° 24' 23"E	ROAD GEI
C2 64.02' 155.00' 23° 39' 59" S58° 18' 25"W 63.57'	L2	67.12'	S76° 59' 59"E	
				3/4" IRON PIPE FOUND
				250-
				1.1.25 25
			_	
		` <u> </u>	270	TP 44
	200.			LOT 1 32,465 S.F. 0.75 AC
	~O .	n		
				N ₄ 6·26·36 ×
				-5/8" CAPPED IRON ROD FOUND
-290-~L			↓ TP 1	
			Ŧ	
PINEDRIVE		<i>L</i> _290 ⁻	~~~~~	N/F RANDAL K. AUSTIN BETH AUSTIN 33259/317
		\	<	50' RIGHT OF WAY
				SEE NOTE 14.
			310	IRON PIPE FOUND
GENERAL NOTES	``	<u> </u>		N/F 300 // RANDAL K. AUSTIN 44 BETH AUSTIN 44 21046/253 9
 OWNER OF RECORD IS SEBAGO HEIGHTS, LLC AS DESCRIBED IN THE FOLLOWING DEEDS R CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 33911 PAGE 59 DATED MARCH 30, 2017 BOOK 33911 PAGE 118 DATED MARCH 30, 2017 	ECORDED IN T	ΗE		21046/253 WIND. TM 13 LOT 44-B
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				
 TOTAL AREA OF PARCEL IS APPROXIMATELY 29.73 ACRES. THE PARCEL IS SHOWN AS LOT 44 ON THE TOWN OF WINDHAM'S ASSESSOR'S MAP 13. 				
 PLAN REFERENCES A) "BOUNDARY SURVEY FALMOUTH ROAD WINDHAM, MAINE OF BABBIDGE FARMS" HEIGHTS, LLC PREPARED BY SURVEY, INC. DATED AUGUST 2016 AND REVISED THROUT 2017. 		5,		N/F CATHY L. CARLSON / W
 BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE 4A. BEARINGS ARE REI NAD83 MAINE STATE PLANE COORDINATE SYSTEM. 	FERENCED TO			15219/199 FAL. TM R-08 LOT 38-A
 ELEVATION CONTOURS SHOWN HEREON WERE OBTAINED FROM MAINE STATE OFFICE O ARE REFERENCED TO NAVD88 VERTICAL DATUM. DUE TO THE LIMITED ON-THE-GROUND INFORMATION, ALL GRADES ASSOCIATED WITH THE STORMWATER INFRASTRUCTURE SHOWN AND AND ADDRESS ASSOCIATED WITH THE STORMWATER INFRASTRUCTURE SHOWN ADDRESS ADDRESS ASSOCIATED WITH THE STORMWATER INFRASTRUCTURE SHOWN ADDRESS ADDRESS	O TOPOGRAPHI ALL BE FIELD			
VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY SIGNIFICANT CHANGES T PLANS WILL BE NOTED ON AS-BUILT DRAWINGS AND SUBMITTED TO THE TOWN.7. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.	O THE ROAD			
8. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION F DISTRICT				WINDHAM POSSIBLE
MIN LOT SIZE: 30,000 S.F. MAX LOT SIZE: 50,000 S.F.			-	
1 LOT WITHIN SUBDIVISION60,000 S.F.NET RESIDENTIAL DENSITY:60,000 SFMIN STREET FRONTAGE:100 FTMIN FRONT YARD:25 FT				
MIN SIDE/REAR YARD:10 FTMAX BUILDING HEIGHT:35 FTMAX BUILDING COVERAGE:25%			LEG EXIST	END ING PROPOSED
 STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFERS SHALL E MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER DEVELOPED. 	BE TEMPORARI			— — PROPERTY LINE/R.O.W — — ABUTTER PROPERTY LINE
DEVELOPED. 10. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOF DROP EDGE FILTER FOR STO TREATMENT.	DRMWATER			TIE LINE SETBACK
11. STREET TREES SHALL BE PLANTED OR PRESERVED AT AN INTERVAL NO LESS THAN ONE TR OF ROADWAY, AND IN ACCORDANCE WITH SECTION 911.E.1.B OF THE LAND USE ORDINA		ET		⊡ GRANITE MONUMENT ■ □ IRON PIN/DRILL HOLE ● − − CENTERLINE −
12. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FI FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION LAND USE ORDINANCE.		HE		EDGE OF PAVEMENT/CURB EDGE OF GRAVEL EDGE OF GRAVEL
 13. BIORETENTION CELLS (RAIN GARDENS) MUST BE INSTALLED ON LOTS 1, 2, 3, 4 AND 7 TO I REQUIRED STORMWATER QUALITY TREATMENT. 14. THE DEODERTICLE TO BE CURRENT TO A FOLLWIDE UTUAL SACEMENT REMETING THE DOD 				· · EDGE OF WETLANDS بلا CENTERLINE OF STREAM CONTOUR LINE
14. THE PROPERTY IS TO BE SUBJECT TO A 50' WIDE UTILITY EASEMENT BENEFITING THE POR DISTRICT THAT FOLLOWS THE PROPOSED RIGHT OF WAY. ONCE THE TOWN OF WINDHAM EVER, THE ROADWAY AS A PUBLIC STREET, THE EASEMENT WILL BE DISSOLVED.				TREELINE TREELINE CULVERT/STORMDRAIN
15. A WETLAND DELINEATION WAS PERFORMED BY LONGVIEW PARTNERS, LLC IN JULY 2016. SURVEY WAS CONDUCTED BY MARK HAMPTON ASSOCIATES, INC. IN 2016 WITH THE DET THAT NO SIGNIFICANT VERNAL POOLS WERE PRESENT AS DEFINED BY THE MAINE DEPAR ENVIRONMENTAL PROTECTION.	ERMINATION	OL		-OHU

