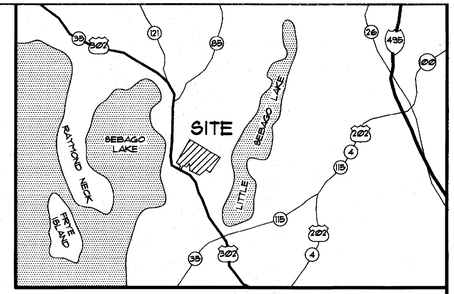
MAXIMUM ASSUMED IMPERVIOUS AREA PER LOT QUARRY RIDGE BUSINESS PARK

LOT NO.	ASSUMED IMPERVIOUS AREA (AC.)
1	3.62
2	4.46
3	2.61
4	1.16
5	1.46
6	2.20
7	1.93
8	1.33
9	1.24
10	2.65
11	2.21
12	5.30
ROADS	2.39
TOTAL	31.96

SEE NOTE 17



LOCATION MAP

SCALE: 1"=2 MILES

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS ROBERT J. GRONDIN BY DEED DATED APRIL 15, 2002 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11941 PAGE 2.

2. THE PROPERTY IS SHOWN ON THE TOWN OF WINDHAM TAX MAPS AS MAP 21 LOT 15 AND LOTS 15-1 THROUGH 15-12 AND 18 LOCATED IN THE ENTERPRISE DEVELOPMENT DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE ENTERPRISE DEVELOPMENT DISTRICT:

MIN. LOT SIZE:	20,000 S.F. FOR EVERY 300-GAL. OF WATER USAGE
MIN. STREET FRONTAGE:	100 FT.
MIN. FRONT YARD:	40 FT. (NO PARKING)
MIN. SIDE YARD:	30 FT.
MIN. REAR YARD:	30 FT.
MAX. IMPERVIOUS COVERAGE:	75%
MAX. BUILDING COVERAGE:	50%

4. TOTAL AREA OF PARCEL: ..... 440.77 Ac.

5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AERIAL MAPPING BY J.W. SEWALL CO. IN APRIL, 1998 AND GROUND SURVEY BY SEBAGO TECHNICS, INC.

6. PLAN REFERENCES:
   A. COLONIAL PARK SECTION III, MADE FOR STANLEY QUINN, JR. DATED MAY 28, 1974, AND RECORDED IN THE CCRD IN PLAN BOOK 103 PAGE 40.
   B. PLAN OF LAND FOR ALLEN LEVENSON, BY WHITMAN & HOWARD, DATED AUGUST 24, 1971, AND RECORDED IN THE CCRD IN PLAN BOOK 111 PAGE 47.
   C. SURVEY FOR NORTHERN NEW ENGLAND DISTRICT ASSEMBLIES OF GOD IN NORTH WINDHAM, MAINE, BY JOHN PALMITER, DATED DECEMBER 1971, AND RECORDED IN THE CCRD IN PLAN BOOK 118 PAGE 68.
   D. SITE PLAN OF WINDHAM BUSINESS PARK, FOR WINHAM EXCAVATING, CO., DATED JUNE 30, 1986, AND RECORDED IN THE CCRD IN PLAN BOOK 156 PAGE 45.
   E. SURVEY OF LAND FOR WOODLAND ESTATES, BY RONALD KENISTON, DATED JULY 7, 1992, AND RECORDED IN THE CCRD IN PLAN BOOK 192 PAGE 266.
   F. STANDARD BOUNDARY SURVEY PORTION OF THEODORE PIERCE & DAVID DAVIDSON PROPERTY, MADE FOR THEODORE PIERCE, DATED JULY 16, 1993 AND RECORDED IN THE CCRD IN PLAN BOOK 196 PAGE 269.
   G. OLD PLAN OF WINHAM, MAINE BY ILSLEY & CUMMINGS, RECORDED IN PLAN BOOK 2 PAGE 13.
   H. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, FED. AID PROJ. NO F-014-1(3), S.H.C. FILE NO 3-54, DATED JULY 1, 1954.
   I. SITE PLAN OF AUTO & TRUCK USED PARTS, FOR ALBERT BOZENET, JR. BY SEBAGO TECHNICS, INC., DATED OCTOBER 4, 1994, ST # 94478.
   J. PLAN OF PROPERTY OF A PORTION OF WINDHAM PROPERTIES LAND FOR WINDHAM PROPERTIES, C/O R. J. GRONDIN & SONS, DATED APRIL 12, 1995, ST # 95153.
   K. OVERALL SITE PLAN OF ROOSEVELT HOTEL FOR DONALD SMITH, BY SEBAGO TECHNICS, INC., LAST REVISED OCTOBER 18, 1995, ST # 95095.
   L. STANDARD BOUNDARY SURVEY FOR SHIRLEY COMMONS, BY SEBAGO TECHNICS, INC, DATED JANUARY 26, 1996, ST # 86065.
   M. STANDARD BOUNDARY SURVEY OF A PORTION OF S. D. WARREN LAND FOR R. J. GRONDIN & SONS, BY SEBAGO TECHNICS, INC., DATED AUGUST 30, 1989.
   N. OVERALL SUBDIVISION PLAN, SHEET 2 OF 8, AND SUBDIVISION PLAN, SHEET 3 OF 8, OF ENTERPRISE BUSINESS PARK, PHASE 1A, BY SEBAGO TECHNICS, INC., DATED JUNE 9, 2003.
   O. AMENDED SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK (PHASE 1A), DATED 4-1-03 THROUGH 9-5-04 AND RECORDED IN THE CCRD IN PLAN BOOK 204, PAGES 316 & 317 ON 9-21-04.
   P. OVERALL SUBDIVISION PLAN, SHEET 2 OF 16, AND SUBDIVISION PLANS, SHEETS 3 AND 4 OF 16, OF QUARRY RIDGE BUSINESS PARK (PHASE 1B) BY SEBAGO TECHNICS, INC., DATED 6-9-03 AND REVISED THROUGH 1-10-06, TO BE RECORDED IN THE CCRD.

7. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE. SITE SPECIFIC SUBSURFACE WASTE DISPOSAL SYSTEM APPLICATION FORMS (HHE-200FORMS) AND TEST PIT LOGS CERTIFIED BY A LICENSED SITE EVALUATOR SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.

8. WETLAND INFORMATION PROVIDED BY SEBAGO TECHNICS, INC., BASED UPON AERIAL TOPOGRAPHIC MAPPING BY JW SEWALL CO. IN APRIL, 1998, SUPPLEMENTED WITH GROUND SURVEY BY SEBAGO TECHNICS, INC.

9. THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION & SIZE OF BUILDINGS.

10. BUILDINGS WITHIN THE SITE PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
   A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR
   B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE SET AT LEAST 12" ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.

11. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SUBDIVISION PLAN WITHIN TWO (2) YEARS OF DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.

12. PRIOR TO THE CONSTRUCTION OF A DRIVEWAY SERVING AND USE, THE OWNERS OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS FOR A DRIVEWAY OPENING (I.E. "CURB CUT" FROM EITHER THE TOWN OF WINDHAM'S DEPARTMENT OF PUBLIC WORKS AND/OR THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION) AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.

13. LOT 13 IS LAND TO BE RETAINED BY THE OWNER AND IS NOT OFFERED FOR SALE OR LEASE AS PART OF THIS SUBDIVISION. ANY DEVELOPMENT OF RETAINED LAND WILL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE TOWN OF WINDHAM PLANNING BOARD AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

14. THE DEEDS FOR THE APPROVED LOTS OF THIS SUBDIVISION SHALL INCLUDE A PROVISION THAT REQUIRES THE LOT OWNER TO PERFORM ROUTINE MOWING OF GRASS LINED DRAINAGE SWALES AND/OR GRASSED BERMS/ANADES WHICH ABUT THEIR LOT. DRAINAGE SWALES SHALL BE MOWED TO MAINTAIN A MINIMUM GRASS HEIGHT OF APPROXIMATELY 6 INCHES AND TO PREVENT THE GROWTH OF WOODY VEGETATION. ALL MAINTENANCE OF THE ROADSIDE SWALES, WITH THE EXCEPTION OF ROUTINE MOWING, SHALL BE THE RESPONSIBILITY OF THE TOWN OF WINDHAM PUBLIC WORKS DEPARTMENT.

15. THE WETLANDS WITHIN THE OPEN SPACE EASEMENT ON LAND RETAINED BY THE OWNER IS INTENDED TO PROVIDE NITRATE UPTAKE FROM FUTURE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS LOCATED ON INDIVIDUAL LOTS WITHIN THE QUARRY RIDGE BUSINESS PARK SUBDIVISION. WETLAND AREAS WITHIN THIS EASEMENT SHALL REMAIN IN THEIR UNDISTURBED NATURAL STATE. THE OWNER MAY AMEND THE OPEN SPACE EASEMENT AND DEVELOP LAND WITHIN IT TO SUIT FUTURE PROJECT NEEDS WITHOUT INDIVIDUAL LOT OWNER(S) APPROVAL. SUCH FUTURE ALTERATIONS SHALL REQUIRE PRIOR APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE TOWN OF WINDHAM AND OTHER AUTHORITIES WITH JURISDICTION. LAND WITHIN THE OPEN SPACE EASEMENT SHALL BE RETAINED BY THE OWNER AND MAY ONLY BE CONVEYED AS PART OF THE BUSINESS PARK PRIOR TO ANY SUCH SALE OR CONVEYANCE OF LAND WITHIN THE OPEN SPACE EASEMENT, THE OWNER SHALL AMEND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION OF DEVELOPMENT APPROVAL ORDER #, L-18029-39-L-N DATED NOVEMBER 16, 2005 AS AMENDED, FOR THE QUARRY RIDGE BUSINESS PARK TO INCLUDE SUCH LAND WITHIN THE SUBDIVISION AS OPEN SPACE.

16. DEVELOPMENT OF THE QUARRY RIDGE BUSINESS PARK IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION OF DEVELOPMENT APPROVAL ORDER # L-18029-39-L-N DATED NOVEMBER 16, 2005 AS AMENDED.

17. THE MAXIMUM IMPERVIOUS AREAS PER LOT ARE ASSUMED AS PART OF THE STORMWATER MANAGEMENT PLAN APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION OF DEVELOPMENT APPROVAL ORDER FOR THE QUARRY RIDGE BUSINESS PARK. DEVELOPMENT IN EXCESS OF THESE ASSUMPTIONS MAY REQUIRE A MODIFICATION OF THAT ORDER.

18. QUARRY RIDGE BUSINESS PARK FORMERLY ENTERPRISE BUSINESS PARK. SEE NOTE 6N.

PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	S73°33'28"W	95.28'
L2	N41°52'39"W	164.30'
L3	N35°10'41"E	110.20'
L4	N09°29'20"W	81.47'
L5	N03°13'34"E	273.82'
L6	N16°16'54"E	115.66'
L7	N35°18'08"E	276.97'
L8	S35°18'09"W	400.00'
L9	S54°41'52"E	42.54'
L10	S03°13'34"W	288.63'
L11	S09°29'19"E	169.47'

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	61.05'	6925.79'	N65°21'33"W	61.05

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	C1 / L1
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	STREAM	
	EDGE PAVEMENT	

EXISTING	DESCRIPTION	PROPOSED
	GRAVEL ROAD	
	CURBLINE	
	HYDRANT	
8"W	WATER	
	ZONE LINE	
	EXISTING FIRM FLOODPLAIN LIMITS	
	LOMR BASE FLOOD ELEVATIONS	315
	LOMR FLOODPLAIN LIMITS	

AMENDMENT NOTE:

THIS PLAN AMENDS THE PHASE 1A AND PHASE 1B SUBDIVISION PLANS OF QUARRY RIDGE BUSINESS PARK REFERENCED IN NOTES 6O & 6P. THIS AMENDMENT CONSISTS OF A TRANSFER OF APPROXIMATELY 1.4 ACRES FROM LOT 5 (PHASE 1B) TO LOT 2 (PHASE 1A).

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)

1 inch = 250 ft.

APPROVAL - TOWN OF WINDHAM PLANNING BOARD

12 June 2006
DATE

Steve Adams
CHAIRPERSON

John Henry

David F. Nadeau

Keith K. Williams

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS

RECEIVED JUNE 14, 2006

AT 2 h 52 m P M. AND RECORDED IN PLAN BOOK 206 PAGE 397

ATTEST John B. O'Brien REGISTER

REV:	DATE:	STATUS:
M	3-27-06	FINAL 2nd AMENDED SUBDIV. SUBMISSION (WINDHAM)
L	2-10-06	2nd AMENDED SUBDIV. SUBMISSION (WINDHAM AND MDEP)
K	1-10-06	REVISED FOR FINAL PLANNING BOARD APPROVAL
J	12-14-05	REVISED PER MDEP CONDITION COMPLIANCE
I	11-8-05	REVISED PER MDEP REVIEW COMMENTS
H	9-19-05	REVISED PER MDEP REVIEW COMMENTS
G	4-22-05	SUBMITTED FOR MDEP SITE LOCATION REVIEW
F		

BY: APP APP DLR DLR DLR DLR DLR DLR

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Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
85187	-	DLR	MWE	MAL

SECOND AMENDED OVERALL SUBDIVISION PLAN

OF: QUARRY RIDGE BUSINESS PARK (PHASE 1B)

ROUTE 302
NORTH WINDHAM, MAINE

FOR: ROBERT J. GRONDIN, JR.
P.O. BOX 659
RAYMOND, MAINE 04071

RECORD OWNER: SEE NOTE 1.

DATE	SCALE
6-3-03	1"=250'

SHEET 2 OF 16

8918751