

## **GENERAL NOTES:**

- 1. THE RECORD OWNER OF THE PARCEL IS ENTERPRISE LOT 3 LLC BY DEED DATED FEBRUARY 14, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24858 PAGE 87
- 2. THE PROPERTY IS SHOWN ON THE TOWN OF WINDHAM TAX MAPS AS MAP 21 LOT 015-003 AND IS LOCATED IN THE ENTERPRISE DEVELOPMENT DISTRICT.
- 3. SPACE AND BULK CRITERIA FOR THE ENTERPRISE DEVELOPMENT DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE: 20,000 S.F. FOR EVERY 300- GAL. OF WATER USAGE

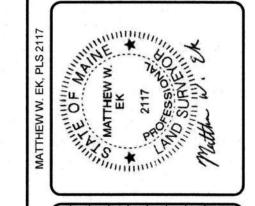
MINIMUM STREET FRONTAGE: 100 FEET 40 FEET (NO PARKING)

MINIMUM SIDE YARD: GREATER OF 30 FEET OR 50% BUILDING HEIGHT MINIMUM REAR YARD: GREATER OF 30 FEET OR 50% BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT: 40 FEET

MAXIMUM BUILDING COVERAGE:

- \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- 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.
- 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, 1977, AND
- C. SURVEY FOR NORTHERN NEW ENGLAND DISTRICT ASSEMBLIES OF GOD IN NORTH WINDHAM, MAINE, BY JOHN PALMITER, DATED DECEMBER 1977, AND RECORDED IN THE CCRD. IN PLAN
- 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 3-94, DATED JULY 1954. I. SITE PLAN OF AUTO & TRUCK USED PARTS, FOR ALBERT BOZENET, JR, BY SEBAGO TECHNICS,
- PLAN OF PROPERTY OF A PORTION OF WINDHAM PROPERTIES LAND FOR WINDHAM PROPERTIES, C/O R. J. GRONDIN & SONS, DATED APRIL 12, 1995, STI # 89153.
- K. OVERALL SITE PLAN OF ROOSEVELT MOTEL FOR DONALD SMITH, BY SEBAGO TECHNICS, INC., LAST REVISED OCTOBER 18, 1999, STI # 99085.
- L. STANDARD BOUNDARY SURVEY FOR SHIRLEY COMMOSS, BY SEBAGO TECHNICS, INC, DATED
- JANUARY 26, 1988, STI # 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 APRIL 7, 2003 THROUGH MAY 15, 2003 AND RECORDED IN THE CCRD IN PLAN BOOK 203 PAGES 357-358.
- AMENDED SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK (PHASE 1A), BY SEBAGO TECHNICS, INC. DATED APRIL 7, 2003 THROUGH MAY 5, 2004 AND RECORDED IN THE CCRD IN PLAN BOOK 204, PAGES 316 & 317 ON MAY 21, 2004.
- 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 JUNE 9, 2003 AND REVISED THROUGH JANUARY 10, 2006, RECORDED IN THE CCRD PLAN BOOK 206
- Q. SECOND AMENDED OVERALL SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK (PHASE 1B), BY SEBAGO TECHNICS, INC. DATED JUNE 3, 2003 THROUGH MARCH 27, 2006 AND
- \* PLAN REFERENCE N IS THE ORIGINAL SUBDIVISION, O IS THE FIRST AMENDMENT, P IS THE SECOND AMENDMENT AND Q SHOULD HAVE BEEN LABELED THIRD AMENDMENT.
- 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
- 8. WETLAND INFORMATION PROVIDED BY SEBAGO TECHNICS, INC., BASED UPON AERIAL TOPOGRAPHIC MAPPING BY J.W. 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,
- 10. BUILDINGS WITHIN THE SITE PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE
- R. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR
- S. 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
- 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
- 13. 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 ESPLANADES 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.
- 14. 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.
- 15. 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.



			MWE 08/21/2020 RELEASED FOR TOWN REVIEW	REV: BY: DATE: STATUS:	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATION AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS. INC	
			MWE 08		PLAN SHA	
			A	REV:	AUTH	

DESIGNED DRAWN CHECKED DATE 08/21/2020 SCALE 1" = 250' **PROJECT** 20326

SHEET 1 OF 1