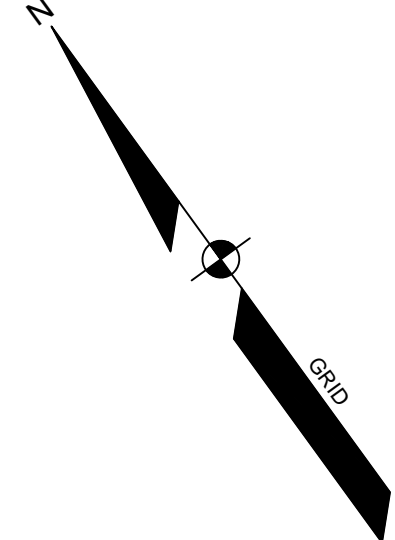












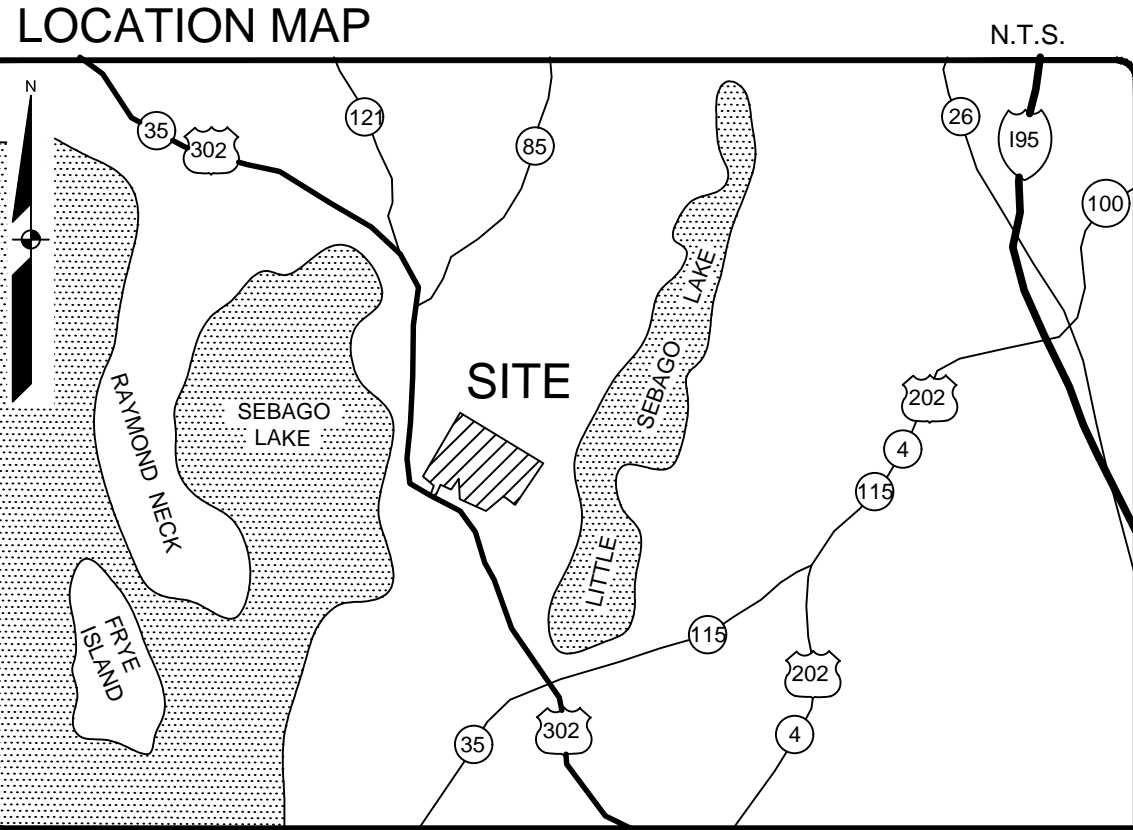
<i>EASEMENT LINE TABLE</i>		
<i>LINE</i>	<i>DIRECTION</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N 64°56'05" E</i>	<i>28.31'</i>

MAXIMUM ASSUMED IMPERVIOUS AREA PER LOT QUARRY RIDGE BUSINESS PARK	
LOT NO.	ASSUMED IMPERVIOUS AREA (AC.)
1	3.62
2	4.46
3 A	0.95
3 B	1.06
4	1.10
5	1.46
6	2.20
7	1.99
8	1.33
9	1.24
10	2.65
11	2.21
12	5.30
ROADS	2.39
TOTAL	31.96



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	EASEMENT	
	BUFFER	
	C1/L1	
	CURVE/LINE NO.	
	ZONE LINE	
	ZONE LINE ON PL	
	BUILDING	

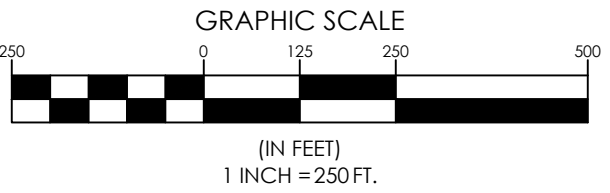
AMENDMENT NOTE:
THIS PLAN AMENDS THE PREVIOUS OVER ALL
SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK
(SEE PLAN REFERENCES N, O, P & Q). THE PURPOSE OF
THIS AMENDMENT IS TO DIVIDE PREVIOUSLY
RECORDED LOT 3 INTO LOTS 3A AND LOT 3B.



1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated August 25, 2020, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, of the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 913 of the Subdivision Ordinance.
2. Buildings within the site plan shall be constructed with provisions for the following:
 - A. A positive free out 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.
3. Prior to installing a driveway serving and use, the owners of the property must secure, in writing, all required permits for a driveway opening
4. 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.

The Wetlands within the open space easement on land retained by the owner is intended to provide nitrate uptake from future subsurface wastewater disposal activities. Located on individual lots within the Quarry Ridge Business Park subdivision, the Wetlands within the open space easement shall remain in their undisturbed natural state. The owner may amend the open space easement and develop land within it to suit future projects without individual lot owners approval. Such future alterations shall be subject to the approval of the Town of Windham Planning Board, 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's (MDEP) Order of Approval for the Quarry Ridge Business Park subdivision. The 2005 as amended, for the quarry ridge business park to include such land within the subdivision as open space.

Development of the Quarry Ridge Business Park is subject to the terms and conditions of the Maine Department of Environmental Protection's Site Location of Development Approval order #18029-39-1-L dated November 16, 2005 as amended.



APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

STATE OF MAINE, CUMBERLAND COUNTY SS,
REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H ____M ____M AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____

REGISTER

FOURTH AMENDED OVERALL SUBDIVISION PLAN

OF:

QUARRY RIDGE BUSINESS PARK

ROUTE 302
NORTH WINDHAM, MAINE

RECORD OWNER:

DWIGHT INVESTMENTS, LLC,
ENTERPRISE LOT 3, LLC
824 ROOSEVELT TRAIL #263
WINDHAM, MAINE 04062

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

SHEET 1 OF 1

C	MWVE	10/09/2020	SUBMIT STAMPED / SIGNED PLAN
B	MWVE	09/08/2020	RESUBMITTED FOR TOWN AND MAINE DEP REVIEW
A	MWVE	08/21/2020	RELEASED FOR TOWN REVIEW
REV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.			

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM

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South Portland, ME 04106
Tel. 207-200-2100