



LINE	DIRECTION	DISTANCE
L21	N 4°04'46" W	149.00'
L22	S 85°55'14" W	150.00'
L23	N 4°04'46" W	149.00'
L24	S 85°55'14" W	150.00'
L25	S 85°55'14" W	274.19'
L26	S 3°29'10" E	235.85'
L27	S 86°08'22" W	2005.67'
L28	N 3°51'38" W	40.00'

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	5.65
8	1.33
9	1.24
10	2.65
11	2.21
12	5.30
ROADS	2.39
TOTAL	31.96

REMAINING LAND OF
RJGF, LLC
LOT 13
15,029,495 S.F.
345.03± Ac.

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS ROBERT J. GRONDISN BY DEED DATED APRIL 15, 2002 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17547 PAGE 2.
2. THE PROPERTY IS SHOWN ON THE TOWN OF WINDHAM TAX MAPS AS MAP 21 LOT 15 AND LOTS 15-1 THROUGH 15-2 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 |
| MINIMUM FRONT YARD: | 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: | 50% |
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 440.77 ACRES.
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, 1977, AND RECORDED IN THE CCRD IN PLAN BOOK 117 PAGE 47.
- C. SURVEY FOR NORTHERN NEW ENGLAND DISTRICT ASSEMBLIES OF GOD IN NORTHERN WINDHAM, MAINE, BY JOHN PALMITER, DATED DECEMBER 1977, AND RECORDED IN THE CCRD IN PLAN BOOK 118 PAGE 68.
- D. SITE PLAN OF WINDHAM BUSINESS PARK, FOR WINDHAM 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 WINDHAM, 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, FOR ALBERT BOZENET, JR. BY SEBAGO TECHNICS, INC., DATED OCTOBER 4, 1994, ST# I 94475.
- J. PLAN OF PROPERTY OF A PORTION OF WINDHAM PROPERTIES LAND FOR WINDHAM PROPERTIES, C/O R. J. GRONDISN & SONS, DATED APRIL 12, 1995, ST# I 89153.
- K. OVERALL SITE PLAN OF ROOSEVELT HOTEL FOR DONALD SMITH, BY SEBAGO TECHNICS, INC., LAST REVISED OCTOBER 18, 1999, ST# I 99085.
- L. STANDARD BOUNDARY SURVEY FOR SHIRLEY COMMISS, BY SEBAGO TECHNICS, INC., DATED JANUARY 26 1988, ST# I 86065.
- M. STANDARD BOUNDARY SURVEY OF A PORTION OF S. D. WARREN LAND FOR R. J. GRONDISN & 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.
- O. 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 APRIL 7, 2003 AND REVISED THROUGH JANUARY 10, 2006. RECORDED IN THE CCRD IN PLAN BOOK 206 PAGES 108-110.
- 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 RECORDED IN THE CCRD IN PLAN BOOK 206 PAGES 387-389.
- R. FOURTH AMENDED OVERALL SUBDIVISION PLAN OF QUARRY RIDGE BUSINESS PARK, BY SEBAGO TECHNICS, INC. DATED AUGUST 21, 2020 THROUGH OCTOBER 9, 2020.
- * 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.

1. 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 SYSTEMS (SEWER LATERALS OR CATCH BASINS) ARE NOT ALLOWED. THE MAINE STATE PLUMBING CODE SITE EVALUATOR SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.
2. WETLAND INFORMATION PROVIDED BY SEBAGO TECHNICS, INC., BASED UPON AERIAL TOPOGRAPHIC MAPPING BY J. WY. SEWALL CO. IN APRIL, 1998, SUPPLEMENTED WITH GROUND SURVEY BY SEBAGO TECHNICS, INC.
3. BUILDINGS WITHIN THE SITE PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
 - 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 OFFICE.
4. 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.
5. 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 (IE "CURB CUT" FROM EITHER THE ASPHALT DRIVEWAY OR DRIVEWAY TO TRAVEL OR FROM EITHER THE ASPHALT DRIVEWAY OR DRIVEWAY TO TRANSPORTATION) AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.
6. 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 ESPACEMENTS WHEREBY THE MOWING OF GRASS LINED DRAINAGE SWALES SHALL BE MOVED TO 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.
7. 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 TO ACCOMMODATE A FUTURE SPACE EASEMENT SHALL BE RETAINED BY THE OWNER AND MAY ONLY BE CONVEYED AS PART OF THE BUSINESS PARK PERMIT 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 R-18029-38-L-D DATED NOVEMBER 16, 2005 AS AMENDED FOR THE QUARRY RIDGE BUSINESS PARK TO INCLUDE SUCH LAND WITHIN THE SUBDIVISION AS OPEN SPACE.
8. 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 R-18029-38-L-D DATED NOVEMBER 16, 2005 AS AMENDED.
9. CLEARING OF TREES SHALL BE LIMITED TO THE TREE COVER AREA DEPICTED ON THE OVERALL SITE PLAN OF COPART OF CONNECTICUT INC. WINDHAM FACILITY, FOR COPART OF CONNECTICUT INC. BY SEBAGO TECHNICS, INC., REVISED DECEMBER 18, 2020. ADDITIONAL CLEARING OF TREES IS NOT ALLOWED FOR A PERIOD OF AT LEAST FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.
10. LOT 13 IS LAND TO BE RETAINED BY THE OWNER AND IS NOT OFFERED FOR SALE OR LEASE AS PART OF THIS SUBDIVISION. THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION OF DEVELOPMENT APPROVAL ORDER R-18029-38-L-D DATED NOVEMBER 16, 2005 AS AMENDED BY THE TOWN OF WINDHAM PLANNING BOARD AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

AMENDMENT NOTE:
THIS PLAN AMENDS THE PREVIOUS OVERALL
SUBDIVISION PLANS OF QUARRY RIDGE BUSINESS
PARK (SEE PLAN REFERENCES 6N, O, P, Q & R). THE
PURPOSE OF THIS AMENDMENT IS TO COMBINED
PREVIOUSLY RECORDED LOTS 5 - 7 AND A
PORTION OF LOT 13 INTO LOT 5.

STATE OF MAINE, CUMBERLAND COUNTY SS,
REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____ H ____ M ____ M AND RECORDED IN
PLAN BOOK ____ PAGE _____

ATTEST: _____

REGISTER

FIFTH AMENDED OVERALL SUBDIVISION PLAN

QUARRY RIDGE BUSINESS PARK

ROUTE 302
NORTH WINDHAM, MAINE
FOR RECORD OWNER.

ROBERT J. GRONDIN, JR.

RAYMOND, MAINE 04071

DESIGNED	CAB
DRAWN	TSL
CHECKED	MWE
DATE	10-01-18
SCALE	1" = 250'
PROJECT	14135

SHEET 1 OF 3

A circular professional seal for a land surveyor in the State of Maine. The outer ring contains the text "STATE OF MAINE" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "MATTHEW W. EK" and the number "2117". To the right of the seal, the name "Matthew W. Ek" is handwritten in cursive.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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