

GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN MPG DEVELOPMENT AND SGC ENGINEERING LLC, DATED FEBRUARY 24, 2005.
- REFERENCE DEED FOR THE LOCUS PARCEL IS DANNY I. HUTCHINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF BLANCHÉ L. HUTCHINS TO GOOSE POND DEVELOPMENT, LLC DATED APRIL 11, 2005 AND RECORDED IN DEED BOOK 22511, PAGE 021 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AND ARE BASED ON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE.
- THE LOCUS PARCEL IS DEPICTED AS LOT 58 AND 59 ON TOWN OF CUMBERLAND ASSESSORS MAP R07. ABUTTING PROPERTY OWNER INFORMATION SHOWN HEREON WAS TAKEN FROM THE TOWN OF CUMBERLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- LIMITED SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC TO ESTABLISH LIMITS OF WASTE TRENDS. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC BETWEEN MARCH 14 AND MARCH 22, 2005 UNDER HEAVY SNOW CONDITIONS.
- THE LIMIT OF THE 50-FOOT WIDE GOOSE POND ROAD RIGHT OF WAY SHOWN HEREON WAS COMPILED FROM MAP REFERENCE 2, AND IS BASED ON THE LOCATION OF FOUND MONUMENTS. FOR FURTHER INFORMATION PERTAINING TO GOOSE POND ROAD, THE 2ND RANGEMAN AND RANGE ROAD, REFER TO NOTES 7, 8 & 9 ON THE EXISTING CONDITIONS PLAN 2.0.
- AS SHOWN HEREON WETLANDS WERE DELINEATED BY SWEET ASSOCIATES.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD 88.
- THIS PLAN IS ONE OF TWELVE PLANS THAT COMPRISE THE SET OF PLANS ENTITLED, "SUBDIVISION PLANS FOR FOXES GORE".
- LOTS 5 THROUGH 9 AND 13 THROUGH 17 SHALL HAVE DRILLED WELLS WITH AT LEAST 60-FOOT DEEP CASING. FOR THE REMAINING LOTS, WATER SUPPLY WELLS SHOULD BE INSTALLED WITH CASING SET AND GROUTED A MINIMUM OF 20 FEET BELOW SOLID BEDROCK SURFACE, IF BEDROCK IS ENCOUNTERED AT A DEPTH OF 10 FEET OR LESS AT ANY WELL SITE.
- THE BUILDING WINDOWS DEFINED ON EACH LOT BY THE FRONT, SIDE, AND REAR SETBACK LIMITS AS SHOWN HEREON ARE APPROXIMATE. EACH LOT'S BUILDING WINDOW MUST HAVE A TOTAL SIDE SETBACK OF 75-FOOT. INDIVIDUAL SETBACKS MAY BE A MINIMUM OF 30-FOOT OR A MAXIMUM OF 45-FOOT.
- THE WETLANDS AS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING EXISTING DRAINAGE. NO DISTURBANCE IS TO TAKE PLACE WITHIN SAID WETLANDS. A 25-FOOT NO DISTURBANCE SETBACK IS PROVIDED FROM WETLANDS. NO DISTURBANCE IS TO TAKE PLACE IN SAID WETLANDS WITHOUT TOWN, STATE, AND FEDERAL APPROVALS. THE BOUNDARY LINE FOR THE NO DISTURBANCE BUFFERS SHALL BE DELINEATED BY PERMANENT MARKERS LOCATED AND SET BY A STATE OF MAINE REGISTERED PROFESSIONAL LAND SURVEYOR. PERMANENT MARKERS SHALL CONSIST OF 3"-Ø X 36" DIA. REINFORCING BARS INSTALLED WITH A 9"-Ø PRACTICE BRACKET ABOVE GRADE. THE IRON SHALL BE FITTED WITH RED PLASTIC CAPS INSCRIBED WITH THE WORDS, "NO DISTURBANCE". MARKERS SHALL BE LOCATED AT ALL ANGLE POINTS AS WELL AS EQUIDISTANT POINTS AT A MAXIMUM SPACING OF 50-FOET.
- A 75-FOOT BUFFER ZONE IS ESTABLISHED AT THE REAR OF ALL LOTS EXCEPT LOT 10 HAS A 150-FOOT REAR BUFFER, AND LOT 11 HAS A 200-FOOT REAR BUFFER. EXISTING VEGETATION OF LOTS 1 THROUGH 4 AND 10 THROUGH 12 SHALL BE PRESERVED. ONCE THE BUFFER ZONE IS GRADED AND STABILIZED WITHIN LOTS 5 THROUGH 9 AND 13 THROUGH 17, THE VEGETATION SHALL REMAIN UNDISTURBED.
- THE TOWN SHALL HAVE THE RIGHT TO ENFORCE ANY VIOLATIONS OF THE 75-FOOT BUFFER ZONE ESTABLISHED AT THE REAR OF LOTS 1 THROUGH 9 AND 12 THROUGH 17, THE 150-FOOT BUFFER ZONE ESTABLISHED AT THE REAR OF LOT 10 AND THE 200-FOOT BUFFER ZONE ESTABLISHED AT THE REAR OF LOT 11. NO VEGETATION SHALL BE CUT, DISTURBED, ALTERED OR REMOVED FROM THE BUFFER AREAS ON LOTS 5 AND 10 THROUGH 12, OTHER THAN THE REMOVAL OF DEAD OR DISEASED VEGETATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR CREATING THE BUFFER AREAS ON LOTS 5 THROUGH 9 AND 13 THROUGH 17 AFTER THE BUFFER ZONE IS GRADED AND STABILIZED. ONCE THE BUFFER ZONE ON THOSE LOTS IS CREATED, NO VEGETATION SHALL BE CUT, DISTURBED OR REMOVED FROM THE BUFFER AREAS ON LOTS 5 THROUGH 9 AND 13 THROUGH 17, OTHER THAN THE REMOVAL OF DEAD OR DISEASED VEGETATION. THE TOWN SHALL ENFORCE ANY VIOLATIONS OF THE BUFFER AREAS UNDER THE PROVISIONS OF 30-A M.R.S.A. SEC. 4452.
- NO DRIVEWAYS ARE TO BE CONSTRUCTED OFF OF THE WESTERLY LEG OF THE HAMMERHEAD TURNAROUND.
- NO FOUNDATION DRAINS ARE TO DISCHARGE IN THE DRAINAGE SWALES IN THE ROAD ROW.
- THE MAXIMUM ALLOWABLE AMOUNT OF IMPERVIOUS COVERAGE INCLUSIVE OF BUILDING AREA AND DRIVEWAY AREA IS 7,000 SF FOR LOTS 3, 4, AND 12, AND 5,000 SF FOR ALL OTHER LOTS.
- THE ROOFS OF BUILDINGS ON LOTS 5 THROUGH 9 AND 13 THROUGH 17 ARE TO BE GUTTERED AND DRAINED TO DRYWELLS.
- A 10-FOOT WIDE UTILITY AND GRADING EASEMENT IS LOCATED OUTSIDE THE ENTIRE LENGTH OF THE ROAD RIGHT-OF-WAY. TRANSFORMERS TO BE PLACED WITHIN 10-FOOT WIDE UTILITY AND GRADING EASEMENT.
- DRAINAGE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION AND TOWN FOR CONSTRUCTION, ACCESS, AND MAINTENANCE TO THE STORMWATER FACILITIES.
- OPEN SPACE LOCATED TO THE EAST OF THE PROPOSED ROW WILL BE IMPROVED FOR ACTIVE AND PASSIVE RECREATION AND CONVEYED TO THE TOWN OF CUMBERLAND. THE OPEN SPACE TO THE WEST OF THE PROPOSED ROW WILL BE IMPROVED FOR STORMWATER MANAGEMENT AND CONVEYED TO THE HOA.
- ALL DWELLINGS IN THIS SUBDIVISION SHALL INCLUDE AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO APPLICABLE NFPA STANDARDS AND APPROVED BY THE FIRE CHIEF.

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BOOK 8466 PAGE 098  
TOWN OF WINDHAM  
TAX MAP 38 LOT 27-401  
66 BLACKSTRAP ROAD  
CUMBERLAND, ME 04021

TOWN LINE MONUMENT  
FOUND 4"x8" INSCRIBED  
C/N 1.0' AG

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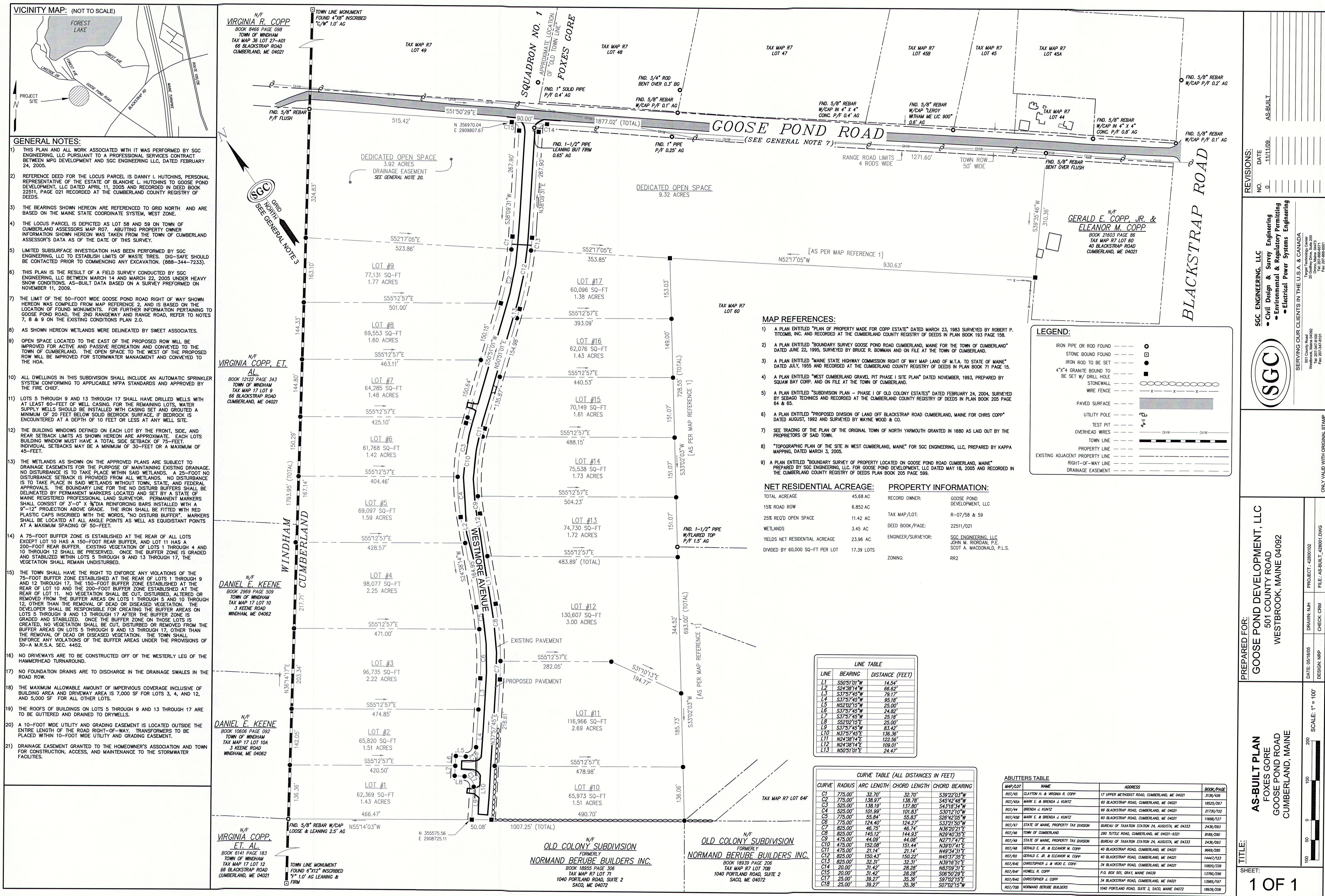
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SGC ENGINEERING, LLC  
• Civil Design & Survey Engineering  
• Environmental & Regulatory Permitting  
• Electrical Power Systems Engineering

REVISIONS:  
NO. DATE  
0 11/11/09

AS-BUILT

PREPARED FOR:  
GOOSE POND DEVELOPMENT, LLC  
501 COUNTY ROAD  
WESTBROOK, MAINE 04092

AS-BUILT PLAN  
FOXES GORE  
GOOSE POND ROAD  
CUMBERLAND, MAINE

TITLE:  
SHEET:  
1 OF 1

ONLY VALID WITH ORIGINAL STAMP

PROJECT: 4280102  
FILE: AS-BUILT 42801.DWG

DRAWN: N.H.  
CHECK: CRM  
DESIGN: NRP

DATE: 05/18/05  
SCALE: 1" = 100'