October 17, 2025

Mark Arienti, Town Engineer
Town of Windham
8 School Road
Windham, Maine 04062

Re: Updated worksheets for Stormwater Quality, Meredith Woods Subdivision, Windham, Me

Dear Mark,

You have asked me to provide additional information relative to the stormwater quality components of the amended Lampron Subdivision project off Meredith Way.

I have attached graphic worksheets with calculations showing the total areas of impervious and disturbed area for each lot and for the road system. We have previously agreed that the road system needs treatment of 75% impervious and 50% disturbed. We have also agreed that each lot needs to be treated using the 95% impervious area and 80% of the disturbed area per the LUO. We have listed these areas on the subdivision sheet and with the attached worksheet.

Road System

The road system has 22808 sf impervious area within the ROW. We have treated 18618 sf of the total impervious area with 8472 sf of the road going to the soil filter pond, and 10146 sf of the Monty Road is draining by level spreader into the Mystic Woods subdivision wooded buffer area (both sides of Monty Way). The initial 200' of Monty Way is not treated. The road system impervious area treatment provided is 81.6%

We have performed the same calculation using disturbed area for the road system. The road system has 45332 sf total disturbed area within the ROW. We have treated 35953 sf of the total disturbed area with 11700 sf of the road going to the soil filter pond, 22852 sf of disturbed draining by level spreader into the Mystic Woods subdivision wooded buffer area (both sides of Monty Way) and 1401 sf going to a level spreader and buffer area on Lot 4. The initial 200' of disturbance within the Monty Way ROW is not treated. The road system disturbed area treatment provided is 79.3%

SJR ENGINEERING, INC.
STEVE@SJRENG.COM. 16 THURSTON DRIVE, MONMOUTH, ME. TEL: (207) 242-6248

The Mystic Woods open space is not a part of this proposed subdivision amendment and is not controlled by the developer. However, in practicality, the Mystic Woods open space is wooded and must remain wooded per the LUO and subdivision requirements for that subdivision. In addition, the runoff flow from the Mystic Woods open space continues into this project parcel wooded open space that is under the control of this developer. No development within the proposed open space is allowed (other than trail system) in the Lampron Subdivision Homeowners agreement.

Lot treatment

We have also calculated each of the 5 lots with regard to impervious area and disturbed area. Regarding the impervious area on the lots, all buildings are to be treated with roof drip strip infiltration system. Lots 1, 2, and 5 impervious driveway areas are directed into the proposed soil filter pond. The driveways for Lots 3 and 5 are captured along a ditch just prior to the perimeter conservation wooded buffer and discharge near the soil filter pond into a 100' minimum length wooded buffer into the project open space and wooded conservation area. The impervious area treatment provided is Lot 1 100%, Lot 2 100%, Lot 3 100%, Lot 4 100%, and Lot 5 100%.

We have also calculated each of the 5 lots with regard to disturbed area. All buildings are to be treated with roof drip strip infiltration system. Portions of Lots 1, 2 and 5 will be treated by the proposed soil filter pond. All other disturbed areas (Lots 3 and 4) will be treated by 100' long wooded buffers (perimeter conservation area and open space of the development). The disturbed area treatment provided is Lot 1 100%, Lot 2 100%, Lot 3 100%, Lot 4 100%, and Lot 5 100%.

Please review these calculations and let me know if you agreed with this analysis. Thank you.

Sincerely yours,

Stephen Roberge PE
SJR Engineering, Inc.

TOWN OF WINDHAM
MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 120-908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 120-911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or Project Name: Amended Lampron Subdivision...Proposed Meredith Woods

Tax Map: Tax Map 6

Lot(s): Lot 38-E02

Waivers are requested from the following Performance and Design Standards (Add Forms as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
120-911J(4)	Stormwater buffers on parcel	☑
		☐
		☐
		☐
		☐

a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

DEP Chapter 500 requires buffers to be located on land that the developer/development is in control of (ie easement or own). In this case, Monty Way was previously created and approved by the Planning Board with only a 50' ROW leading to the parcel development area. No adjacent land area was set aside to accommodate stormwater quality/quantity runoff of the road. Currently the runoff enters into the existing Mystic Woods wooded open space. Our proposal is to allow a portion of Monty Way road runoff to enter into this same section of woods for treatment purposes. This Open Space is prevented from development by the Land Use Ordinance and the Mystic Woods Homeowners Association. The runoff will be treated in the exiting woods no matter who owns the land. No disturbance of the Open Space is required or proposed in the th4e Mystic Woods subdivision.

(Continued next page)

Ordinance Section: _____ (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDIANCE SECTION)

b. Will the waiver have an impact on any of the following criteria? NO

	Yes	No
Water or air pollution	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

Table 8
Sizing Requirements for Buffer Based on Length of Road or Ditch

Hydrologic soil group of soil in buffer	Length of road or ditch draining to a buffer (feet)	Length of flow path for a forested buffer (feet)	Length of flow path for a meadow buffer (feet)
A	200	50	70
	300	50	85
	400	60	100
B	200	50	70
	300	50	85
	400	60	100
C Loamy Sand or Sandy Loam	200	60	100
	300	75	120
	400	100	Not applicable
C *Silt Loam, Clay Loam,* or Silty Clay Loam	200	75	120
	300	100	Not applicable
D Non-wetland	200	100	150

6. **Design specifications and sizing tables for a buffer adjacent to a residential lot; developed area that is less than 10% impervious, where the flow path over the portion of the developed area for which treatment is being credited does not exceed 150 feet; or an impervious area where the flow path across the impervious area does not exceed 100 feet.** The design specifications and sizing tables below may only be used when a buffer is located immediately adjacent to the downhill side of a developed area, and where the topography and buildings and other facilities within the developed area do not cause any significant concentration of runoff.

   This design is appropriate for residential lots and other mostly pervious areas with relatively uniform topography and for small impervious areas. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. For large areas of pavement where the average path of flow across the pavement exceeds 100 feet, or where runoff will not be evenly distributed across the downhill edge of the pavement, a stone bermed level lip spreader must be used and the berm and buffer must be sized according to the specifications in Section 3 above.

   Table 9 below indicates the required minimum length of the flow path through a buffer for various soil types and vegetative cover types. Unless otherwise approved by the Department, the following apply:

   (a) Length of flow paths defined in this table apply to buffers with slopes between 0 and 8%.

   (b) For buffers with slopes between 9% and 15%, the indicated length of flow path must be increased by 20%.

(c) A buffer meeting this standard is not allowed on slopes in excess of 15% or Hydrologic Soil Group D soils except that a forested buffer is allowed if the D soils in a buffer are not wetland soils.

(d) Buffers described by this section must be located downhill of the entire developed area for which it is providing stormwater treatment, such that all runoff from the entire developed area has a flow path through a buffer at least as long as the required length of flow path.

Table 9
Buffer Size Requirements Based on Soil and Vegetative Cover Types

Hydrologic soil group of soil in buffer	Length of flow path for a forested buffer (feet)	Length of flow path for a meadow buffer (feet)
A	45	75
B	60	85
C Loamy Sand or Sandy Loam	75	100
C Silt Loam, Clay Loam, or Silty Clay Loam	100	150
D Non-wetland	150	Not applicable

7. **Alternative buffer design for residential subdivision lots.** This buffer design may be used as a Department approved alternative treatment measure to meet either the general standards at Section 4(B) or the phosphorus standard using compensation as provided in 06-096 CMR 501, but only under the conditions described below. This design applies only to buffers adjacent to subdivision projects in which all lots are for single or two-family detached, residential housing, common areas or open space where: 1) the buffer is located immediately downhill of the developed area; 2) runoff enters the buffer as sheet flow without a level spreader; and 3) the flow path over the portion of the developed area being treated by the buffer does not exceed 150 feet.

(a) **Slope**: To meet this alternative design, a buffer is not allowed on natural slopes in excess of 15%.

(b) **Soil restrictions**: Such a buffer is allowed on Hydrologic Soil Group D soils only if it is forested and non-wetland unless measures are taken to improve infiltrative capacity, as approved by the Department.

(c) **Buffer sizing**: Table 10 below indicates the required buffer flow path length based on soil types and vegetative cover types. Buffers must be located downhill of the entire developed area for which they are providing stormwater treatment; and with no converging contour, such that all runoff from the developed area passes in sheet flow through the buffer for a distance at least as long as the required length of flow path.

N/F
VAUGHN
CARVER, etal
TM 6, L 38-D21
37196/341

HOUSE

SMALL FILE

ROW OF SHRUBS (ARBORVITAE OR SIMILAR) 10' c/c

EXISTING ELECTRIC TRANS.

COMMUNICATION PEDESTAL

HOUSE

N/F
TRAVIS
BLAIR, etal
TM 6, L 38-D20
35641/242

MYSTIC WOODS SUBDIVISION OPEN SPACE

WETLAND

100' FLOW LENGTH FORESTED BUFFER

RIPRAP (D_{50}=6")

3' WIDE LEVEL LIP BERM ELEV. = 112.0

9' PAVED TRAVEL LANE

2' GRAVEL SHOULDER

50' R/W

MONTY WAY

3' WIDE LEVEL LIP BERM ELEV. = 112.0

RIPRAP (D_{50}=6")

100' FLOW LENGTH FORESTED BUFFER

WETLAND

MYSTIC WOODS SUBDIVISION OPEN SPACE

WETLAND

WETLAND

OPEN SPACE

100' FLOW LENGTH FORESTED BUFFER

LOT 2 FORESTED BUFFER

LOT 1 FORESTED BUFFER

20' WIDE ACCESS EASEMENT

N/F
BRADLEY & SUZANNE
MARSTON
TM 6, L 32C
14156/284

50' WIDE BUFFER & CONSERVATION EASEMENT

CURVE #	RADIUS	LENGTH	PC STA	PT STA
C-1	200.00'	134.04'	6+62.22	7+96.26
C-2	32.00'	145.81'	7+96.26	9+42.07
C-3	65.00'	67.91'	9+42.07	10+09.98

CB-1,
RIM = 175.88
INV. OUT=170.88

CB-2,
RIM = 175.88
INV. IN = 170.72
INV. OUT=170.62

15" CPP L=20', S=1%

CONCRETE SLIPFORM CURB

NEW TRANS. FR51

LOT 1
30,072 sf

3' WIDE CRUSHED STONE DRIP EDGE

LOT 2
30,997 sf

3' WIDE CRUSHED STONE DRIP EDGE

LOT 3
30,047 sf

LOT 4
31,986 sf

3' WIDE CRUSHED STONE DRIP EDGE

LOT 5
32,227 sf

50' WIDE FUTURE CONNECTION

NANCY
FREDETTE
TM 6, L 31C
40229/294

RIPRAP INLET INV. IN=175.5± (D_{50}= 6")

RIPRAP INLET INV. OUT=175.0± (D_{50}= 6")

STORMWATER MANAGEMENT & OPEN SPACE ACCESS EASEMENT

DMH - 1
RIM = 179±
INV. IN = 169.17
INV. OUT=169.07

8" CPP L=149', S=10%

SEDIMENT FOREBAY w/RIPRAP (D_{50}=6")

15" CPP L=168', S=10%

INV. OUT = 167.99

OPEN SPACE

2 - 6" PERF. UD 8' APART

FILTER BASIN

10' WIDE EMERGENCY SPILLWAY, LIP EL.=166.88

TOP 6' WIDE BERM EL.=168.11

OUTLET CONTROL STRUCTURE RIM=168.5 (SEE DETAIL) INV. OUT = 161.8

15" CPP, L=15', S=1% INV. OUT = 161.0

RIPRAP OUTLET (D_{50}=6")

50' WIDE BUFFER & CONSERVATION EASEMENT

100' FLOW LENGTH FORESTED BUFFER

TREATED ROADWAY RELATED DISTURBED AREA = 35953 sf

ROADWAY DISTURBED AREA TO MONTY WAY LEVEL SPREADER & BUFFER = 22852 sf

ROADWAY DISTURBED AREA TO FILTER BASIN = 11700 sf

ROADWAY DISTURBED AREA TO LEVEL SPREADER & BUFFER ON LOT 4 = 1401 sf

NORTH

SCALE : 1" = 30'

0 15 30 60 90 120

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- 128 EXISTING CONTOUR
- 128 PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN LINE
- UD PROPOSED UNDER DRAIN
- E PROPOSED UNDER DRAIN
- W PROPOSED UNDER DRAIN
- PROPOSED STORN DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

IMPERVIOUS AREA GRAPHIC
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 30'	DRAWN BY : PJM	SJR PROJ. :	SHT X-3
DATE : 10-19-2025	CHECKED BY : SJR	CAD: 25-05 SITE	

N/F
BRADLEY & SUZANNE
MARSTON
TM 6, L 32C
14156/284
WETLAND
OPEN SPACE
LOT 2
100' FLOW LENGTH
FORESTED BUFFER
LOT 1
100' FLOW LENGTH
FORESTED BUFFER
50' WIDE BUFFER CONSERVATION EASEMENT
20' WIDE ACCESS EASEMENT
MYSTIC WOODS
SUBDIVISION
OPEN SPACE
N/F
VAUGHN
CARVER, etal
TM 6, L 38-D21
37196/341
HOUSE
100' FLOW LENGTH
FORESTED BUFFER
RIPRAP (D50=6")
3' WIDE LEVEL
LIP BERM
ELEV. = 172.0
9' PAVED
TRAVEL LANE
2' GRAVEL
SHOULDER
SMALL
PILE
MONTY WAY
50' R/W
CB-1,
RIM = 175.88
INV. OUT=170.88
LOT 1
30,072 sf
3' WIDE
CRUSHED STONE
DRIP EDGE
GAR. FL.
EL=180.1
FIN. FL.
EL=180.6
PORCH
DECK
LOT 2
30,997 sf
3' WIDE
CRUSHED STONE
DRIP EDGE
FIN. FL.
EL=180.6
GAR. FL.
EL=180.1
LOT 3
30,047 sf
FIN. FL.
EL=179.5
GAR. FL.
EL=179.0
NEW
HYD
NEW
TRANS.
R=21'
R=57'
CONCRETE
SLIPFORM
CURB
15" CPP
L=20', S=1%
RIPRAP INLET
INV. IN=175.5±
(D50= 6")
RIPRAP INLET
INV. OUT=175.0±
(D50= 6")
ROW OF SHRUBS
(ARBORVITAE
OR SIMILAR)
10' c/c
EXISTING
ELECTRIC
TRANS.
COMMUNICATION
PEDESTAL
N/F
TRAVIS
BLAIR, etal
TM 6, L 38-D20
35641/242
3' WIDE LEVEL LIP BERM
ELEV. = 172.0
RIPRAP (D50=6")
100' FLOW LENGTH
FORESTED BUFFER
CB-2,
RIM = 175.88
INV. IN = 170.72
INV. OUT=170.62
GAR. FL.
EL=180.1
FIN. FL.
EL=180.6
GAR. FL.
EL=178.5
FIN. FL.
EL=179.0
LOT 4
31,986 sf
3' WIDE
CRUSHED STONE
DRIP EDGE
50' WIDE
FUTURE
CONNECTION
NANCY
FREDETTE
TM 6, L 31C
40229/294
WETLAND
MYSTIC WOODS
SUBDIVISION
OPEN SPACE
WETLAND
NEW 4' WIDE
ELEVATED
FOOT PATH
DMH - 1
RIM = 179±
INV. IN = 169.17
INV. OUT=169.07
STORMWATER
MANAGEMENT
& OPEN SPACE
ACCESS EASEMENT
LOT 5
32,227 sf
NORTH
SEDIMENT
FOREBAY
W/RIPRAP
(D50=6")
NEW FOOT PATH
(AT GRADE)
INV. OUT
= 167.93
OPEN SPACE
2 - 6" PERF. UD
8' APART
10' WIDE EMERGENCY
SPILLWAY, LIP EL=166.88
TOP 6' WIDE BERM EL=168.11
OUTLET CONTROL STRUCTURE
RIM=168.3 (SEE DETAIL)
INV. OUT = 161.15
15" CPP, L=15', S=1%
INV. OUT = 161.0
RIPRAP OUTLET
(D50=6")
FILTER BASIN
WETLAND
100' FLOW LENGTH
FORESTED BUFFER
50' WIDE BUFFER & CONSERVATION EASEMENT
ROADWAY RELATED
DISTURBED AREA = 45332 sf
SCALE : 1" = 30'
0 15 30 60 90 120

CURVE #	RADIUS	LENGTH	PC STA	PT STA
C-1	200.00'	134.04'	6+62.22	7+96.26
C-2	32.00'	145.81'	7+96.26	9+42.07
C-3	65.00'	67.91'	9+42.07	10+09.98

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED UNDER DRAIN
- PROPOSED UNDER DRAIN
- PROPOSED UNDER DRAIN
- PROPOSED STORN DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F — NOW OR FORMERLY
- 13730/282 — BOOK AND PAGE NUMBER
- TM6, L31C — TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

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TEL: (207) 242-6248 - steve@sjreng.com

IMPERVIOUS AREA GRAPHIC
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 30'	DRAWN BY : PIM	SJR PROJ. :	SHT X-1
DATE : 10-19-2025	CHECKED BY : SJR	CAD: 25-05 SITE	

N/F
BRADLEY & SUZANNE
MARSTON
TM 6, L 32C
14156/284

WETLAND

OPEN SPACE

100' FLOW LENGTH FORESTED BUFFER

LOT 2

50' WIDE BUFFER & CONSERVATION EASEMENT

LOT 1
100' FLOW LENGTH FORESTED BUFFER

20' WIDE ACCESS EASEMENT

MYSTIC WOODS SUBDIVISION OPEN SPACE

CURVE #	RADIUS	LENGTH	PC STA	PT STA
C-1	200.00'	134.04'	6+62.22	7+96.26
C-2	32.00'	145.81'	7+96.26	9+42.07
C-3	65.00'	67.91'	9+42.07	10+09.98

LOT 1
30,072 sf

LOT 2
30,997 sf

LOT 3
30,047 sf

3' WIDE CRUSHED STONE DRIP EDGE

DECK
FIN. FL. EL=180.6
GAR. FL. EL=180.1
PORCH

HOUSE

N/F
VAUGHN
CARVER, etal
TM 6, L 38-D21
37196/341

SMALL PILE

100' FLOW LENGTH FORESTED BUFFER

RIPRAP (D_{50}=6")

3' WIDE LEVEL LIP BERM ELEV. = 172.0

9' PAVED TRAVEL LANE

2' GRAVEL SHOULDER

CB-1,
RIM = 175.88
INV. OUT=170.88

MONTY WAY

50' R/W

15" CPP L=20', S=1%

NEW HYD.

22'

R=21'

NEW TRANS.

R=57'

CONCRETE SLIPFORM CURB

RIPRAP INLET
INV. IN=175.5±
(D_{50}= 6")

RIPRAP INLET
INV. OUT=175.0±
(D_{50}= 6")

ROW OF SHRUBS (ARBORVITAE OR SIMILAR) 10' c/c

3' WIDE LEVEL LIP BERM ELEV. = 172.0

100' FLOW LENGTH FORESTED BUFFER

RIPRAP (D_{50}=6")

CB-2,
RIM = 175.88
INV. IN = 170.72
INV. OUT=170.62

EXISTING ELECTRIC TRANS.

COMMUNICATION PEDESTAL

N/F
TRAVIS
BLAIR, etal
TM 6, L 38-D20
35641/242

HOUSE

WETLAND

MYSTIC WOODS SUBDIVISION OPEN SPACE

STORMWATER MANAGEMENT & OPEN SPACE ACCESS EASEMENT

NEW 4' WIDE ELEVATED FOOT PATH

DMH - 1
RIM = 179±
INV. IN = 169.17
INV. OUT=169.07

8" CPP L=149', S=10%

LOT 4
31,986 sf

50' WIDE FUTURE CONNECTION

NANCY
FREDETTE
TM 6, L 31C
40229/294

3' WIDE CRUSHED STONE DRIP EDGE

LOT 5
32,227 sf

SEDIMENT FOREBAY W/RIPRAP (D_{50}=6")

NEW FOOT PATH (AT GRADE)

OPEN SPACE

15" CPP L=168', S=10%

INV. OUT = 167.99

2 - 6" PERF. UD 8' APART

FILTER BERM

10' WIDE EMERGENCY SPILLWAY, LIP EL.=166.88

TOP 6' WIDE BERM EL.=168.11

OUTLET CONTROL STRUCTURE
RIM=168.5 (SEE DETAIL)
INV. OUT = 161.8

15" CPP, L=15', S=1%
INV. OUT = 161.0

RIPRAP OUTLET (D_{50}=6")

50' WIDE BUFFER & CONSERVATION EASEMENT

100' FLOW LENGTH FORESTED BUFFER

WETLAND

NORTH

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- 128 EXISTING CONTOUR
- 128 PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN LINE
- UD PROPOSED UNDER DRAIN
- E PROPOSED UNDER DRAIN
- W PROPOSED UNDER DRAIN
- PROPOSED STORN DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

ROADWAY TREATED IMPERVIOUS
TOTAL AREA = 18618 sf

ROADWAY IMPERVIOUS TO
LEVEL SPREADER & BUFFER = 10,146 sf

ROADWAY IMPERVIOUS TO
LEVEL SPREADER & BUFFER = 8,472 sf

SCALE : 1" = 30'

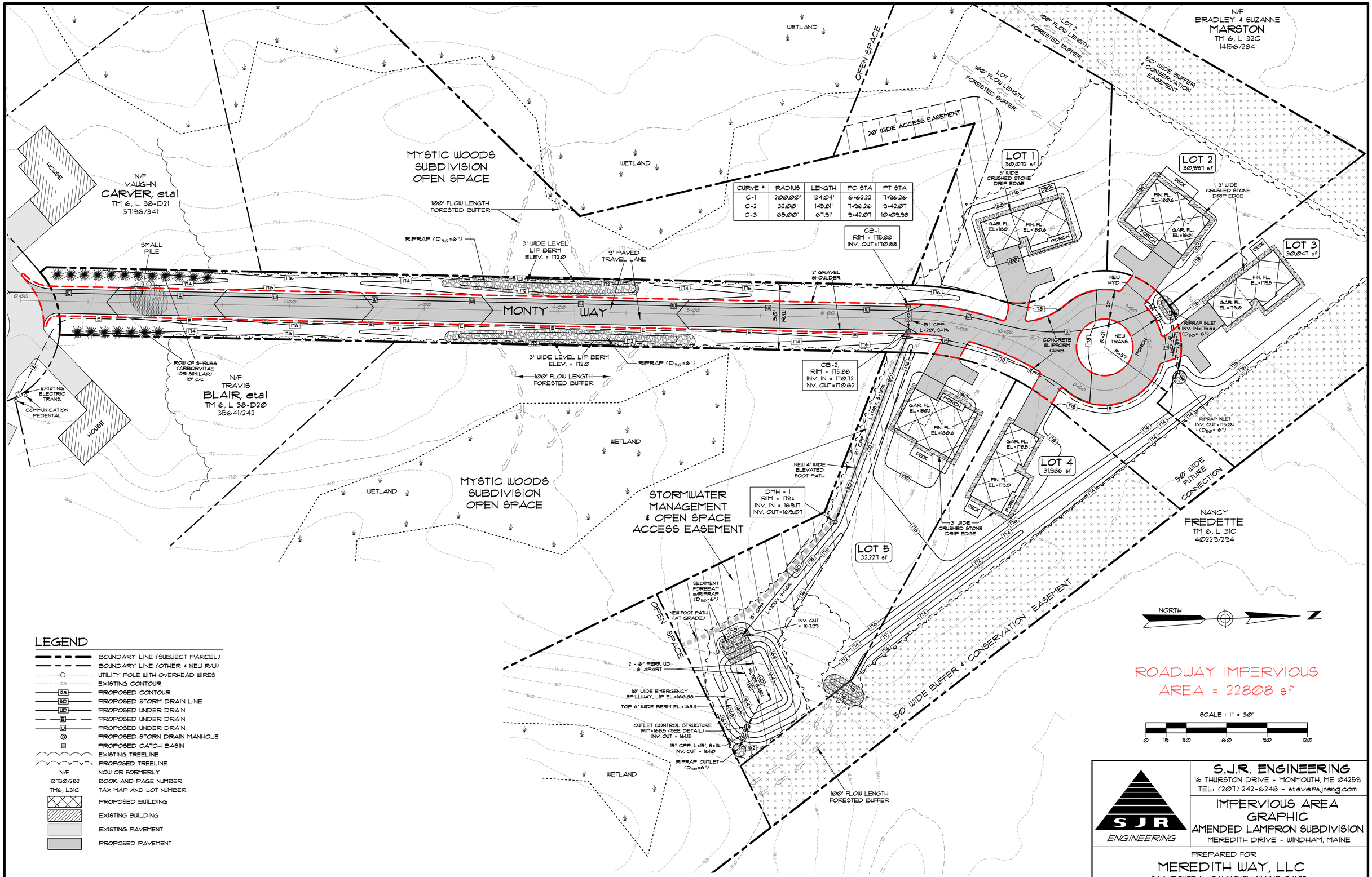
0 15 30 60 90 120

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

IMPERVIOUS AREA GRAPHIC
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 30'	DRAWN BY : PJM	SJR PROJ. :	SHT X-2
DATE : 10-19-2025	CHECKED BY : SJR	CAD: 25-05 SITE	



CURVE #	RADIUS	LENGTH	PC STA	PT STA
C-1	200.00'	134.04'	6+62.22	7+96.26
C-2	32.00'	145.81'	7+96.26	9+42.07
C-3	65.00'	67.91'	9+42.07	10+09.98

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- 128 EXISTING CONTOUR
- 128 PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN LINE
- UD PROPOSED UNDER DRAIN
- E PROPOSED UNDER DRAIN
- W PROPOSED UNDER DRAIN
- PROPOSED STORN DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

IMPERVIOUS AREA GRAPHIC
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 30'	DRAWN BY : PJM	SJR PROJ. :	SHT X-1
DATE : 10-19-2025	CHECKED BY : SJR	CAD: 25-05 SITE	