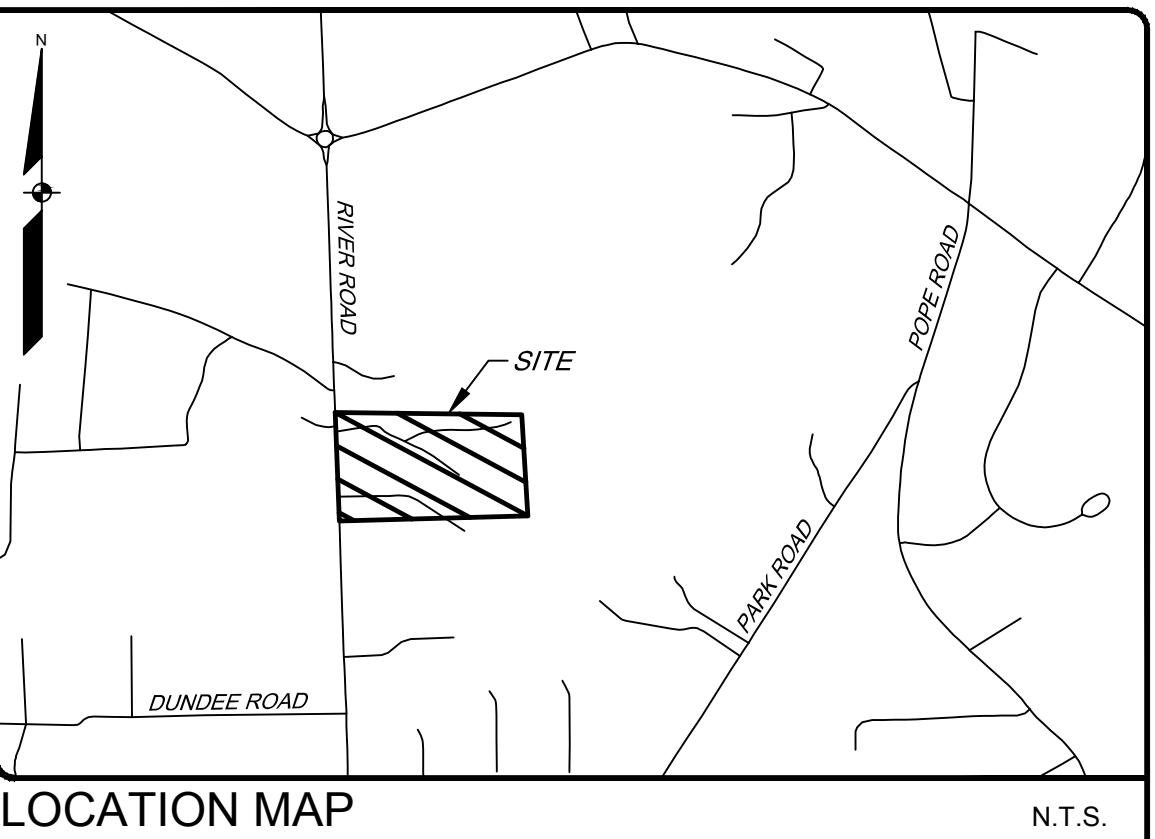
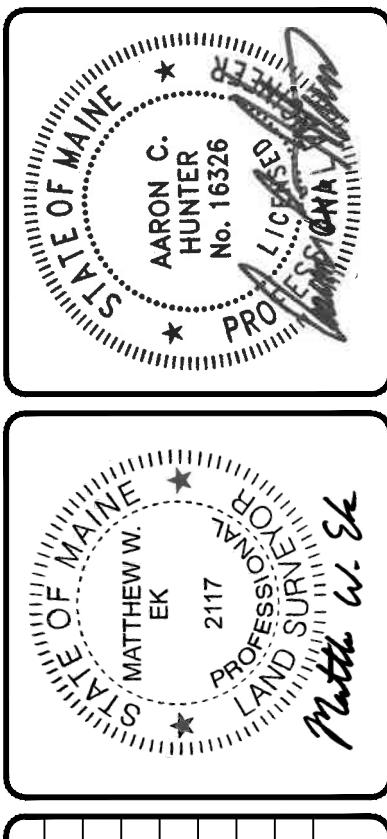


MONIQUE DRIVE SUBDIVISION

WINDHAM, MAINE



LOCATION MAP



MATTHEW W. EK, PLS 2117

AARON C. HUNTER, P.E. #16326

APPLICANT:

ROBERT CLOUTIER

14 MONIQUE DRIVE
WINDHAM, MAINE

ENGINEER/SURVEYOR:



SEBAGO
TECHNIQUES

SEBAGOTECHNIQUES.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	PLAN OF A PRIVATE ROAD
4	EROSION CONTROL NOTES
5	DETAILS



LEGEND

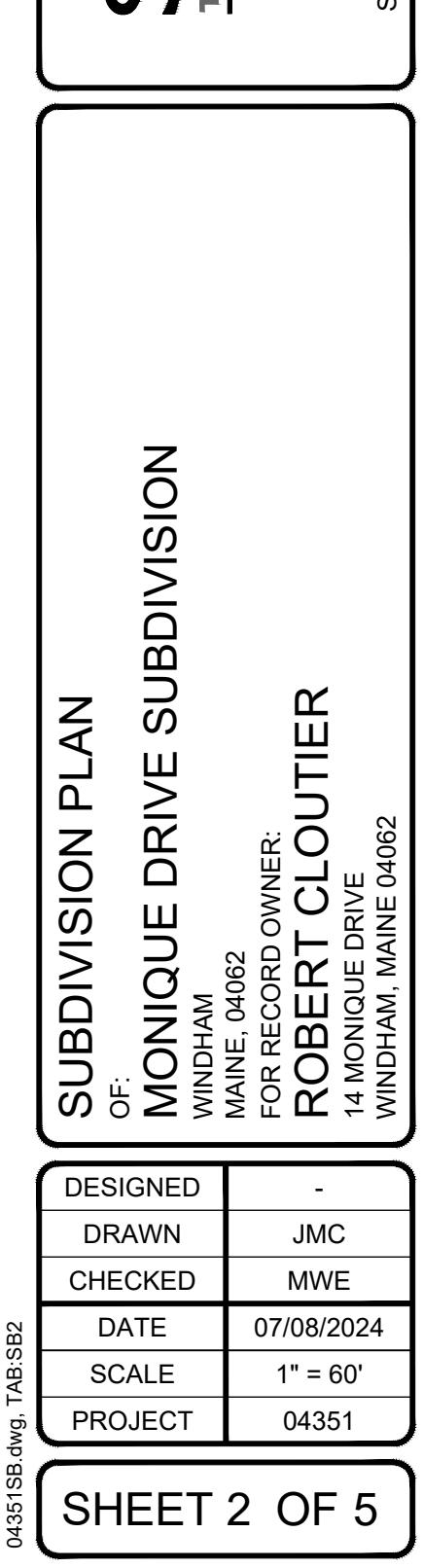
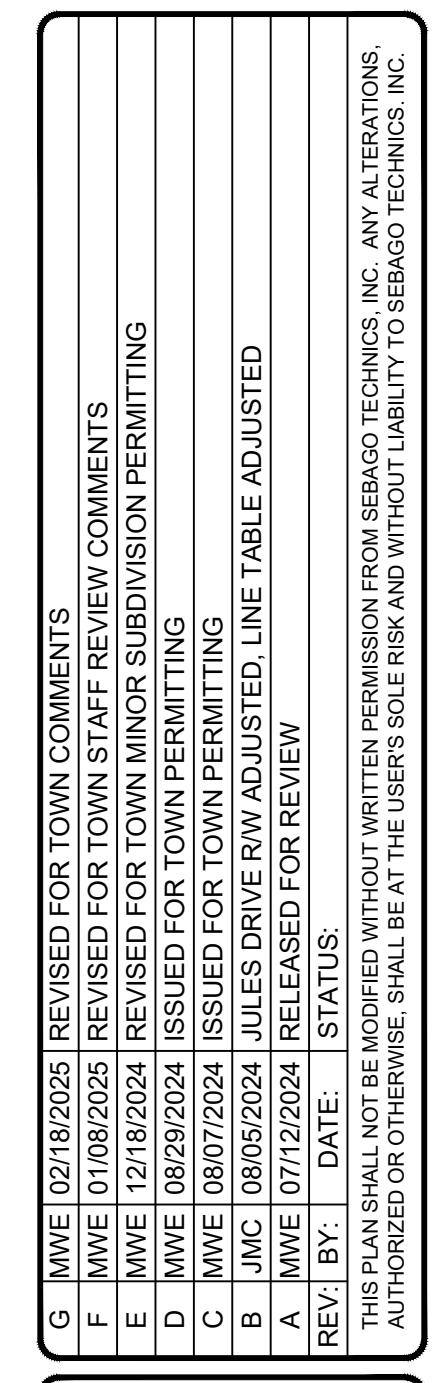
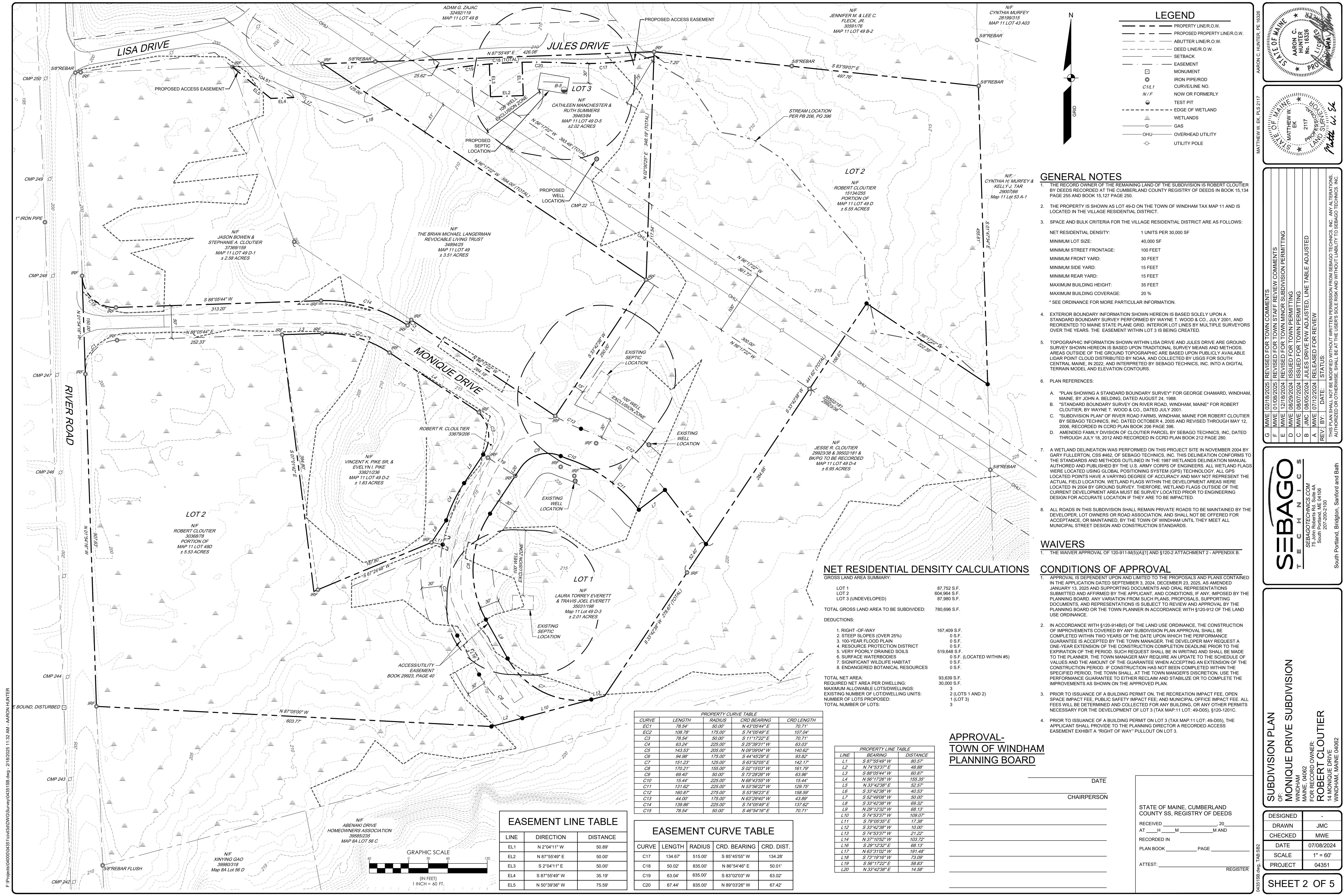
- PROPERTY LINE/R.O.W.
- PROPOSED PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- EASEMENT

COVER SHEET
OF:
MONIQUE DRIVE SUBDIVISION
FOR RECORD OWNER:
WINDHAM
MAINE 04062
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	07/08/2024
SCALE	N/A
PROJECT	04351

04351.SD.Dwg TABS1

SHEET 1 OF 5



GENERAL NOTES:

1. EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO., JULY 2001, AND REORIENTED TO MAINE STATE PLANE GRID. INTERIOR LOT LINES BY MULTIPLE SURVEYORS OVER THE YEARS. THE EASEMENT WITHIN LOT 3 IS BEING CREATED.
2. TOPOGRAPHIC INFORMATION SHOWN WITHIN LISA DRIVE AND JULES DRIVE ARE GROUND SURVEY. SHOWN HEREON IS BASED UPON TRADITIONAL SURVEY MEANS AND METHODS. AREAS OUTSIDE OF THE GROUND TOPOGRAPHIC ARE BASED UPON PUBLICLY AVAILABLE LIDAR POINT CLOUD DISTRIBUTED BY NOAA, AND COLLECTED BY USGS FOR SOUTH CENTRAL MAINE, IN 2022, AND INTERPRETED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
3. PLAN REFERENCES:
 - A. "PLAN SHOWING A STANDARD BOUNDARY SURVEY" FOR GEORGE CHAMARD, WINDHAM, MAINE, BY JOHN A. BELDING, DATED AUGUST 24, 1988.
 - B. "STANDARD BOUNDARY SURVEY ON RIVER ROAD, WINDHAM, MAINE" FOR ROBERT CLOUTIER, BY WAYNE T. WOOD & CO., DATED JULY 2001.
 - C. "SUBDIVISION PLAN" OF RIVER ROAD FARMS, WINDHAM, MAINE FOR ROBERT CLOUTIER BY SEBAGO TECHNICS, INC. DATED OCTOBER 4, 2005 AND REVISED THROUGH MAY 12, 2006, RECORDED IN CCRD PLAN BOOK 206 PAGE 396.
 - D. AMENDED FAMILY DIVISION OF CLOUTIER PARCEL BY SEBAGO TECHNICS, INC. DATED THROUGH JULY 18, 2012 AND RECORDED IN CCRD PLAN BOOK 212 PAGE 280.
4. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2004 BY GARY PEARLERTON, GGS 1450, OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, WETLAND FLAGS OUTSIDE OF THE CURRENT DEVELOPMENT AREA MUST BE LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION IF THEY ARE TO BE IMPACTED.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOD18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. BENCHMARK:
 - BM-1 MAG NAIL IN PAVEMENT ELEVATION: 206.60 (NAVD88)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 320178020308, HAVING AN EFFECTIVE DATE OF 09/02/1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
9. NO PUBLIC OR PRIVATE PARKING OR STORAGE OF ANY VEHICLES, MATERIALS OR EQUIPMENT IS ALLOWED WITHIN THE PROPOSED TURNAROUND ONCE COMPLETED. THE TURNAROUND SHALL REMAIN CLEAR FOR EMERGENCY VEHICLE MANEUVERS.

EASEMENT LINE TABLE

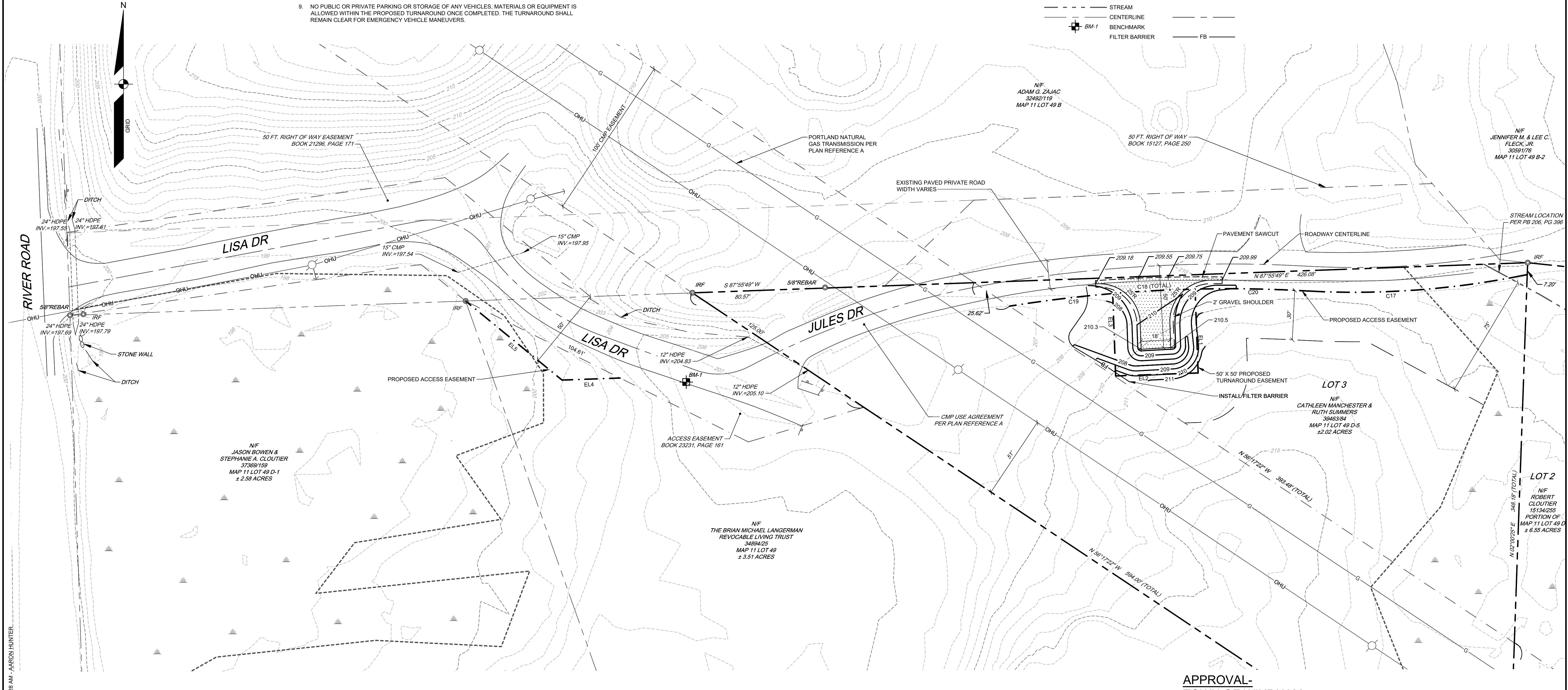
LINE	DIRECTION	DISTANCE
EL1	N 2°04'11" W	50.89'
EL2	N 87°55'49" E	50.00'
EL3	S 2°04'11" E	50.00'
EL4	S 87°55'49" W	35.19'
EL5	N 50°39'36" W	75.59'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C17	134.67'	515.00'	S 85°45'55" W	134.28'
C18	50.02'	835.00'	N 86°54'46" E	50.01'
C19	63.04'	835.00'	S 83°02'03" W	63.02'
C20	67.44'	835.00'	N 89°03'26" W	67.42'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
—	PROPERTY LINE/R.O.W.	—
—	ABUTTER LINE/R.O.W.	—
—	DEED LINE/R.O.W.	—
—	SETBACK	—
—	EASEMENT	—
■	MONUMENT	●
◎	IRON PIPER/ROD	●
C1/L1	CURVE/LINE NO.	C1/L1
N/F	NOW OR FORMERLY	
—	EDGE OF PAVEMENT	—
—	EDGE GRAVEL	—
120	— 118 —	— 120 —
—	CONTOURS	—
—	STONE WALL	—
—	SIGN	—
—	CUVLE	—
—	OHU	—
—	OVERHEAD UTILITY	—
—	UTILITY POLE	—
—	GUY WIRE	—
—	EDGE WETLAND	—
—	WETLANDS	—
—	STREAM	—
—	CENTERLINE	—
—	BENCHMARK	—
—	FILTER BARRIER	—
—	FB	—



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.

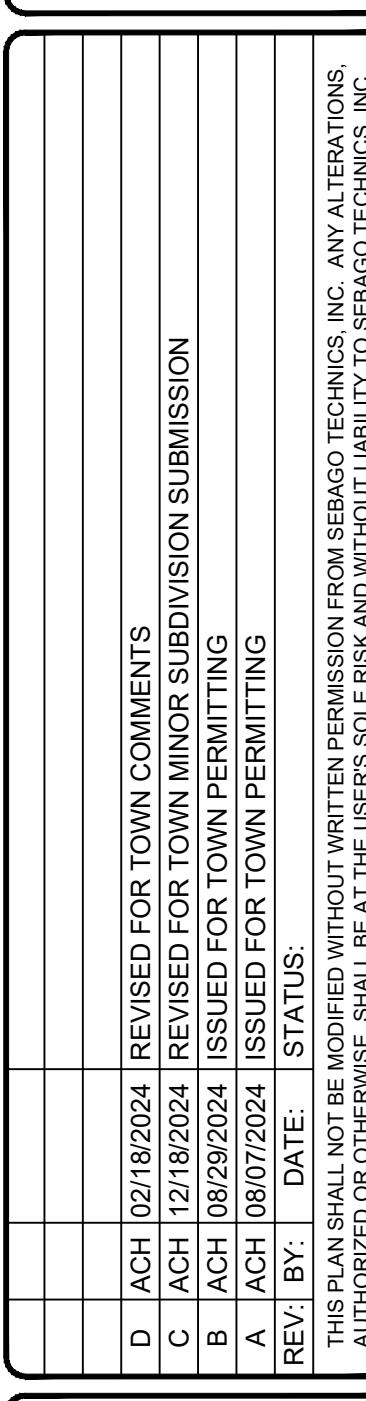
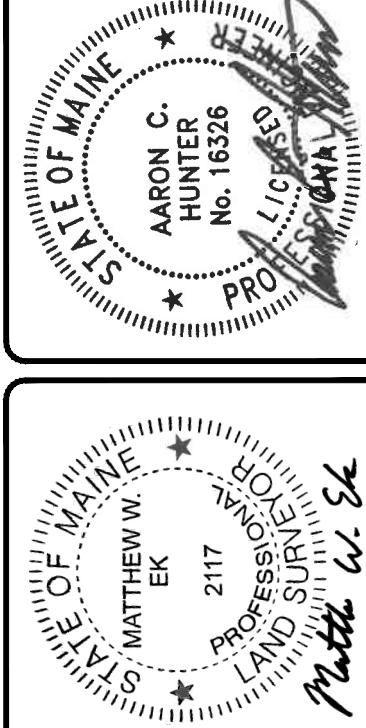
APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

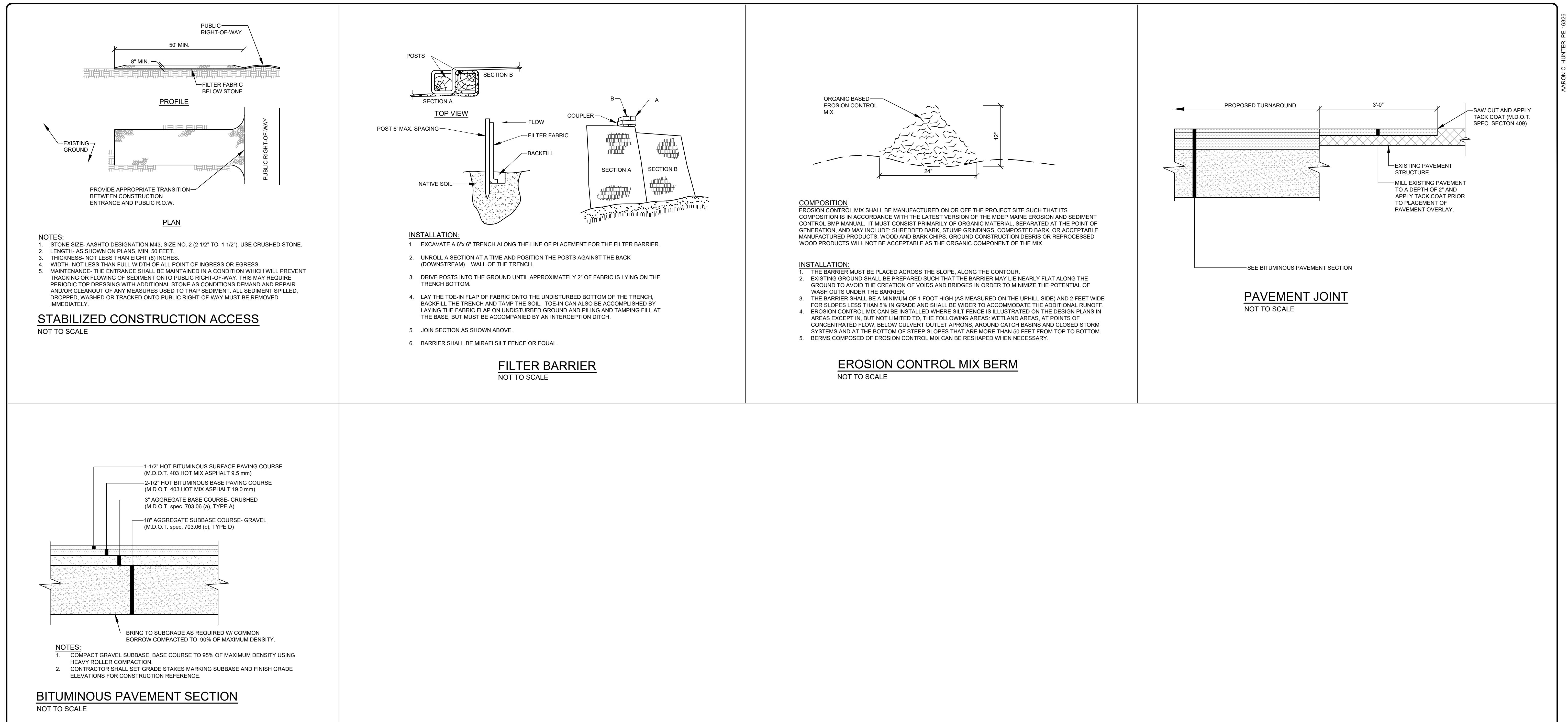
DATE	_____
CHAIRPERSON	_____
STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS	_____
RECEIVED _____ 20	REMOVED _____
AT _____ H _____ M _____ M AND	REMOVED _____
RECORDED IN	_____
PLAN BOOK _____ PAGE _____	_____
SCALE _____	_____
ATTEST: _____	_____
PROJECT 04351	REGISTER

PLAN OF A PRIVATE ROAD
OF:
LISA DRIVE AND JULES DRIVE
WINDHAM, MAINE 04062
FOR RECORD OWNER:
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

DESIGNED	REMOVED
DRAWN	MRS
CHECKED	ACH
DATE	04-09-2024
SCALE	1" = 30'
PROJECT	04351
TAB SITE PLAN	

SHEET 3 OF 5





SEBAGO

TECHNICALS

75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-205-2100

REV: BY: DATE: STATUS:

C ACH 02/18/2024 ISSUED FOR TOWN PERMITTING

A ACH 08/07/2024 ISSUED FOR TOWN PERMITTING

B ACH 08/29/2024 ISSUED FOR TOWN PERMITTING

THE PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, CHANGES, OR MODIFICATIONS MADE TO THE PLAN SHALL BE MADE BY THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

DESIGNED	REMOVED
DRAWN	MRS
CHECKED	ACH
DATE	04-09-2024
SCALE	NTS
PROJECT	04351

04351.Dwg TAB DETAILS

DETAILS OF: LISA DRIVE AND JULES DRIVE
WINDHAM, MAINE 04062
FOR RECORD OWNER: ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

SHEET 5 OF 5