

- ### GENERAL NOTES
- THE RECORD OWNER OF THE REMAINING LAND OF THE SUBDIVISION IS ROBERT CLOUTIER BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15,134 PAGE 255 AND BOOK 15,127 PAGE 250.
 - THE PROPERTY IS SHOWN AS LOT 49-D ON THE TOWN OF WINDHAM TAX MAP 11 AND IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT.
 - SPACE AND BULK CRITERIA FOR THE VILLAGE RESIDENTIAL DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 1 UNITS PER 30,000 SF
 MINIMUM LOT SIZE: 40,000 SF
 MINIMUM STREET FRONTAGE: 100 FEET
 MINIMUM FRONT YARD: 30 FEET
 MINIMUM SIDE YARD: 15 FEET
 MINIMUM REAR YARD: 15 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 20 %
 *SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
 - EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO., JULY 2001, AND RECORDED TO MAINE STATE PLANE GRID. INTERIOR LOT LINES BY MULTIPLE SURVEYORS OVER THE YEARS. THE EASEMENT WITHIN LOT 3 IS BEING CREATED.
 - TOPOGRAPHIC INFORMATION SHOWN WITHIN LISA DRIVE AND JULES DRIVE ARE GROUND SURVEY SHOWN HEREON IS BASED UPON TRADITIONAL SURVEY METHODS AND PHOTOGRAPHS. 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 TECHINCS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
 - 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 TECHINCS, 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 TECHINCS, INC. DATED THROUGH JULY 18, 2012 AND RECORDED IN CCRD PLAN BOOK 212 PAGE 280.
 - A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2004 BY GARY FULLERTON, CSS #462, OF SEBAGO TECHINCS, 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. WETLAND FLAGS WITHIN THE DEVELOPMENT AREA WERE LOCATED IN 2004 BY GROUND SURVEY. THEREFORE, WETLAND FLAGS OUTSIDE OF THE CURRENT DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION IF THEY ARE TO BE IMPACTED.
 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER. LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.

- ### WAIVERS
- THE APPROVED WAIVER OF §120-911M(5)(A)(1) TO ALLOW THE EXISTING PAVEMENT WIDTH OF 17-FEET, OF THE EXISTING MINOR PRIVATE STREET, JULES DRIVE.
- ### CONDITIONS OF APPROVAL
- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 3, 2024, DECEMBER 23, 2024, AND AS AMENDED FEBRUARY 24, 2025 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS IONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-913 OF THE LAND USE ORDINANCE.
 - IN ACCORDANCE WITH §120-914(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE WINDHAM PLANNING BOARD #24-28 APPROVAL LETTER - MONIQUE DRIVE SUBDIVISION - MONIQUE DRIVE - DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THE RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE, AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT OF LOT 3 (TAX MAP-11 LOT: 49-005), §120-1201C.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 3 (TAX MAP-11 LOT: 49-005), THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR A RECORDED ACCESS EASEMENT EXHIBIT A "RIGHT OF WAY" PULLOUT LOCATION ON LOT 3.
 - PRIOR TO RELEASE OF THE SIGNED RECORDING PLAN, THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR A ROAD MAINTENANCE AGREEMENT REVIEWED BY THE PROPERTY OWNERS ON LISA DRIVE AND JULES DRIVE, AND BE REVIEWED AND APPROVED BY THE TOWN ATTORNEY, AT THE APPLICANTS EXPENSE, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, AS WELL AS BOUNDARY LINE AGREEMENT BETWEEN THE APPLICANT AND MR. LANGERMAN.

APPROVAL - TOWN OF WINDHAM PLANNING BOARD

February 24, 2025

Signed for: *Mary Govea* DATE: _____
 CHAIRPERSON

Signed for: *Robert Cloutier* DATE: _____
 FOR RECORD OWNER

Signed for: *Robert Cloutier* DATE: _____
 FOR RECORD OWNER

Signed for: *Robert Cloutier* DATE: _____
 FOR RECORD OWNER

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	N 2°04'11" W	50.89'
EL2	N 87°56'49" E	50.00'
EL3	S 2°04'11" E	50.00'
EL4	S 87°56'49" 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'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
EC1	78.54'	175.00'	N 74°05'44" E	70.71'
EC2	108.78'	175.00'	S 74°05'49" E	107.04'
C3	78.54'	50.00'	S 11°17'22" E	70.71'
C4	63.24'	225.00'	S 25°39'31" W	63.03'
C5	143.53'	205.00'	N 09°09'04" W	140.62'
C6	94.98'	175.00'	S 44°45'29" E	93.82'
C7	151.23'	125.00'	S 63°52'05" E	142.17'
C8	170.21'	155.00'	S 02°15'03" W	161.79'
C9	69.40'	50.00'	S 73°28'26" W	63.98'
C10	154.44'	225.00'	N 68°43'55" W	154.44'
C11	131.62'	225.00'	N 53°56'22" W	129.76'
C12	160.87'	275.00'	S 50°56'23" E	158.90'
C13	44.00'	175.00'	N 63°29'40" W	43.88'
C14	139.86'	225.00'	S 74°05'49" E	137.62'
C15	78.54'	50.00'	S 46°54'16" E	70.71'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°56'49" W	92.57'
L2	N 74°53'37" E	48.88'
L3	S 86°05'44" W	60.87'
L4	N 56°17'26" W	155.35'
L5	N 33°42'38" E	52.57'
L6	S 33°42'38" W	40.53'
L7	S 52°49'08" W	50.00'
L8	S 33°42'38" W	69.32'
L9	N 29°12'32" W	68.13'
L10	S 74°53'37" W	108.07'
L11	S 70°05'25" E	17.38'
L12	S 33°42'38" W	10.00'
L13	S 74°53'37" W	21.22'
L14	N 37°10'52" W	103.72'
L16	S 29°12'32" E	68.13'
L17	N 63°31'02" W	191.48'
L18	S 72°19'16" W	73.09'
L19	S 56°17'22" E	58.83'
L20	N 33°42'38" E	14.58'

NET RESIDENTIAL DENSITY CALCULATIONS

GROSS LAND AREA SUMMARY:
 LOT 1 87,752 S.F.
 LOT 2 604,964 S.F.
 LOT 3 (UNDEVELOPED) 87,980 S.F.
 TOTAL GROSS LAND AREA TO BE SUBDIVIDED: 780,696 S.F.

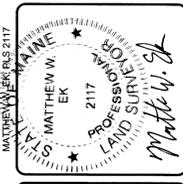
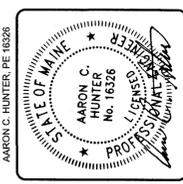
DEDUCTIONS:
 1. RIGHT-OF-WAY 167,409 S.F.
 2. STEEP SLOPES (OVER 25%) 0 S.F.
 3. 100-YEAR FLOOD PLAIN 0 S.F.
 4. RESOURCE PROTECTION DISTRICT 0 S.F.
 5. VERY POORLY DRAINED SOILS 519,648 S.F.
 6. SURFACE WATERBODIES 0 S.F. (LOCATED WITHIN #5)
 7. SIGNIFICANT WILDLIFE HABITAT 0 S.F.
 8. ENDANGERED BOTANICAL RESOURCES 0 S.F.

TOTAL NET AREA: 93,639 S.F.
 REQUIRED NET AREA PER DWELLING: 30,000 S.F.
 MAXIMUM ALLOWABLE LOTS/DWELLINGS: 3
 EXISTING NUMBER OF LOTS/DWELLING UNITS: 2 (LOTS 1 AND 2)
 NUMBER OF LOTS PROPOSED: 1 (LOT 3)
 TOTAL NUMBER OF LOTS: 3

LEGEND

- | EXISTING | DESCRIPTION | PROPOSED |
|----------|--------------------|----------|
| --- | PROPERTY LINE O.W. | --- |
| --- | ABUTTER LINE O.W. | --- |
| --- | DEED LINE O.W. | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| □ | MONUMENT | ● |
| ○ | IRON PIPE/ROD | ○ |
| --- | CURVE/LINE NO. | --- |
| --- | NOW OR FORMERLY | N/F |
| ○ | TEST PIT | ○ |
| --- | EDGE WETLAND | --- |
| --- | WETLANDS | --- |
| --- | GAS | --- |
| --- | OVERHEAD UTILITY | --- |
| --- | UTILITY POLE | --- |
| --- | CONTOURS | --- |
| --- | WELL | --- |

STATE OF MAINE, CUMBERLAND COUNTY SS. REGISTRY OF DEEDS
 RECEIVED July 10, 2025
 AT 3:04 PM
 RECORDED IN PLAN BOOK 225 PAGE 249
 ATTEST: *Jessica Spaulding* REGISTER



REV.	DATE	DESCRIPTION
H	03/12/2025	REVISED FOR PLANNING BOARD SIGNATURES
G	02/18/2025	REVISED FOR TOWN COMMENTS
F	01/08/2025	REVISED FOR TOWN STAFF REVIEW COMMENTS
E	12/18/2024	REVISED FOR TOWN MINOR SUBDIVISION PERMITTING
D	08/29/2024	ISSUED FOR TOWN PERMITTING
C	08/07/2024	ISSUED FOR TOWN PERMITTING
B	08/05/2024	JULES DRIVE ROW ADJUSTED, LINE TABLE ADJUSTED
A	08/05/2024	STATUS: REVISED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.



DESIGNED: MWE
 DRAWN: JMC
 CHECKED: MWE
 DATE: 07/08/2024
 SCALE: 1" = 60'
 PROJECT: 04351

SHEET 2 OF 5