

STATE OF MAINE
JIMMY C. COURBRON
No. 15063
PROFESSIONAL ENGINEER

STATE OF MAINE
CRAIG M. SWEET
No. 15069
PROFESSIONAL ENGINEER

DATE: 02/07/2024

REVISIONS	NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL	
2	2/20/2020	REVISED PER TOWN & 3RD PARTY REVIEW	
3	3/23/2020	REVISED PER TOWN COMMENTS & SUBMITTED TO MDEP	
4	8/10/2020	REVISED PER MDEP COMMENTS	
5	9/1/2020	SUBMITTED FOR FINAL APPROVAL	
6	1/29/2021	STREET NAMES AND PHASING	
7	3/22/2021	Created Subdivision Plan, Updated owner information.	
8	02/06/2024	REVISED SUBDIVISION & SITE PLAN FOR FILING	
9	02/07/2024		

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLoucester, ME 04260

PHONE: (207) 525-5111

WEB SITE: www.terradyn.com

TERRADYN
CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: THE COVE AT HIGHLAND LAKE
19 ROOSEVELT TRAIL, WINDHAM, ME

SHEET TITLE: SUBDIVISION PLAN

For Record Owner: 19 ROOSEVELT TRAIL, LLC
12 LIBERTY HILL ROAD
BEDFORD, NH 03110

DATE: February 6, 2024

SCALE: 1"=60'

JOB NO.: 1817.1

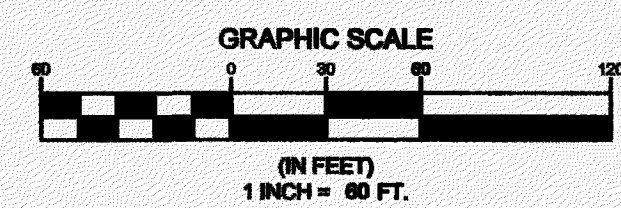
SHEET: SB-1

APPROVED: TOWN OF WINDHAM
PLANNING BOARD

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STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED Feb 14 2024
AT 2:59 PM AND RECORDED IN
PLAN BOOK 224 PAGE 47

ATTEST *[Signature]* REGISTER



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
△	SURVEY CONTROL POINT	
---	ZONE LINE	
■	MONUMENT	■
●	IRON PIPE	●
	BUILDING	
○○○○○	STONE WALL	
---	EDGE OF WATER	
---	STREAM	
	WETLAND AREA	
	WETLAND ALTERATION	
⊙	WELL	⊙
---	STREAM SETBACK	

GENERAL NOTES:

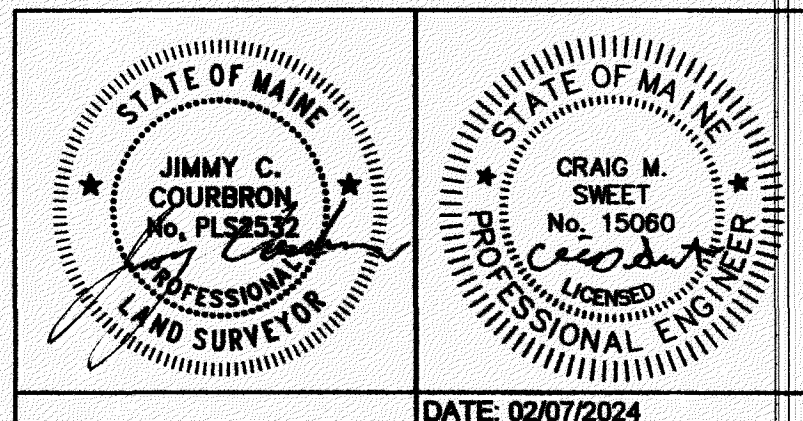
- THE RECORD OWNER OF THE PARCEL IS ROOSEVELT TRAIL LLC BY A QUITCLAIM DEED FROM CHASE CUSTOM HOMES AND FINANCE, INC. DATED DECEMBER 14, 2023 AND RECORDED AS BOOK 40527 PAGE 302. THE BOUNDARY DESCRIBED WITHIN THIS DEED HAD BEEN PREVIOUSLY MODIFIED BY LAND CONVEYANCE BETWEEN CHASE CUSTOM HOMES & FINANCE, INC. AND DANIEL A. LIBERTY, JR. BK 13236 PG 301 AND BK 33226 PG 278.
- THE PROPERTY IS SHOWN AS LOT 86 ON THE TOWN OF WINDHAM TAX MAP 7 AND IS LOCATED IN THE COMMERCIAL (C-3), MOBILE HOME PARK (MHPO) AND RETIREMENT COMMUNITY & CARE FACILITY OVERLAY ZONES (RCCFO). ALSO LOCATED IN THE TOWN OF FALMOUTH HIGHLAND LAKE RESIDENTIAL (HL) ZONE.
- BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PLAT BY WAYNE WOOD & COMPANY ENTITLED "PLAN PURSUANT TO CONSENT FINAL JUDGMENT DATED: OCTOBER 13, 2016 RECORDED: BOOK 33,523 ON PAGE 199 IN: DANIEL B. SOLEY V. CHASE CUSTOM HOMES & FINANCE, LLC AND BLESSED BY 4, LLC," SAID PLAN RECORDED AS PLAN BOOK 216 PAGE 466. TERRADYN CONSULTANTS, LLC HAS NOT MADE AN INDEPENDENT INVESTIGATION TO THE PERIMETER PROPERTY LINES SHOWN THEREON, EXCEPT FOR:
 - THE DEEDS REFERENCED IN NOTE 1 HAVE BEEN REVIEWED BY TERRADYN.
 - AN RTK GPS PREAMBULATION OF THE PERIMETER WAS CONDUCTED BY TERRADYN CONSULTANTS ON FEBRUARY 2, 2024 THAT CONFIRMED, WITHIN REASON, THE MONUMENTS AND MEASUREMENTS DEPICTED ON SAID PLAN.
- THE TOTAL, GROSS AREA OF THE SUBJECT PARCEL IS 38.8929 ACRES.
- SPACE AND BULK CRITERIA:

COMMERCIAL (C-3) & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT (RCCFO)	
MIN. LOT SIZE:	200,000 SF
NET RESIDENTIAL DENSITY:	5,000 SF/UNIT
MIN. FRONTAGE:	200'
MIN. FRONT SETBACK:	60'
MIN. SIDE SETBACK:	10'
MIN. REAR SETBACK:	10'
MAX. BUILDING HEIGHT:	35'
- THE DEVELOPMENT WILL CONNECT TO THE PUBLIC WATER SYSTEM.
- HIGH INTENSITY SOIL SURVEYS WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC. DATED OCTOBER 28, 2018.
- WETLAND DELINEATION BY MARK CENCI GEOLOGIC, INC. NORTH YARMOUTH, MAINE 04097.
- WATER SERVICE TO THE DEVELOPMENT SHALL BE PROVIDED BY CONNECTION TO THE EXISTING 12" PORTLAND WATER DISTRICT MAIN ON ROOSEVELT TRAIL (ROUTE 302). WATER MAIN CONSTRUCTION SHALL CONFORM TO DISTRICT STANDARDS. WATER MAINS AND APPURTENANCES WITHIN THE ROUTE 302 RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY PORTLAND WATER DISTRICT. PRIVATE WATER DISTRIBUTION MAINS, SERVICES AND APPURTENANCES WITHIN THE DEVELOPMENT PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- RESIDENTIAL UNITS WILL BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS. SEPTIC SYSTEM LOCATIONS SHOWN ON THE PLAN SET REPRESENT LOCATIONS THAT MEET APPLICABLE LOCAL AND STATE STANDARDS. FINAL SUBSURFACE DISPOSAL SYSTEM LOCATIONS MAY BE ADJUSTED PROVIDED THAT THE NEW LOCATIONS ARE REVIEWED AND APPROVED BY THE CODE ENFORCEMENT OFFICER WITH SUPPORTING DOCUMENTATION BY A MAINE CERTIFIED SITE EVALUATOR.
- ELECTRICAL POWER, CABLE TV AND TELECOMMUNICATIONS FACILITIES SHALL BE UNDERGROUND.
- THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION IS REQUIRED BY THE TOWN OF WINDHAM TO THE EXTENT SAID ASSOCIATION IS NECESSARY TO ENSURE PERPETUAL MAINTENANCE OF THE ROADWAYS, PRIVATE WATER DISTRIBUTION SYSTEM, STORMWATER MANAGEMENT SYSTEMS, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, AND OTHER COMMON INFRASTRUCTURE ELEMENTS. REFER TO THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR SPECIFIC MAINTENANCE RESPONSIBILITIES.

- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS AND SHALL BE MAINTAINED BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION. THE ROADS SHALL NOT BE OWNED OR MAINTAINED BY THE TOWN OF WINDHAM.
 - APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF WINDHAM OF ANY STREET, EASEMENT OR OPEN SPACE SHOWN ON THIS PLAN.
 - ROUTE 302 RIGHT OF WAY TO BE CLEARED OF SMALL TREES AND VEGETATION IN THE AREA SHOWN ON THIS PLAN.
 - IN ACCORDANCE WITH THE APPROVED MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT, TREE CLEARING IS PROHIBITED BETWEEN JUNE 1 AND JULY 31 OF ANY YEAR.
 - IN ACCORDANCE WITH THE APPROVED ACDE PERMIT, ADDA NOTE TO THE OVERALL SITE PLAN NOTING THAT INSTREAM CONSTRUCTION WORK SHALL BE CONDUCTED DURING THE LOW FLOW PERIOD BETWEEN JULY 15 AND SEPTEMBER 30 OF ANY YEAR.
 - THE BOARD SHALL GRANT FINAL APPROVAL OF LOTS OR UNITS IN SUBSEQUENT PHASES ONLY UPON SATISFACTORY COMPLETION OF ALL REQUIREMENTS PERTAINING TO PREVIOUS PHASES. EVIDENCE OF SATISFACTORY COMPLETION SHALL BE A REPORT FROM THE CODE ENFORCEMENT OFFICER OR CONSULTING ENGINEER RETAINED BY THE TOWN OF WINDHAM.
- ISSUED PERMITS:
- TOWN OF WINDHAM: SUBDIVISION APPROVAL AND SITE PLAN APPROVAL
 - MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (PERMIT # L-27308-87-G-NL-27308-TC-H-N):
 - SITE LOCATION OF DEVELOPMENT ACT PERMIT
 - NATURAL RESOURCES PROTECTION ACT (NRPA) TIER 1 WETLAND ALTERATION PERMIT
 - NRPA PERMIT BY RULE FOR STREAM CROSSING & ACTIVITY ADJACENT TO A PROTECTED NATURAL RESOURCE.
 - U.S. ARMY CORPS OF ENGINEERS: GENERAL PERMIT FOR STATE OF MAINE, CATEGORY 1 (WETLANDS) - PERMIT # NAE-2020-01469
 - U.S. ARMY CORPS OF ENGINEERS: STREAM CROSSING PERMIT - PERMIT # NAE-2020-01469

WETLAND IMPACT SUMMARY

AREA	SQUARE FEET
1.	175
2.	125
3.	288
4.	291
5.	286
6.	88
7.	2,017
8.	1,443
9.	3,226
10.	3,387
11.	127
12.	756
13.	303
14.	200
15.	579
16.	388
TOTAL = 13, 652 SF	



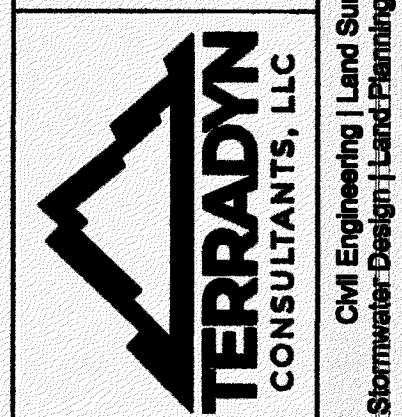
DATE: 02/07/2024

REVISED SUBDIVISION & SITE PLAN FOR FILING	02/07/2024
Created Subdivision Plan, Updated owner information.	02/07/2024
STREET NAMES AND PHASING	3/2/2021
SUBMITTED FOR FINAL APPROVAL	7/1/2021
REVISED PER MDEP COMMENTS	5/1/2020
REVISED PER MDEP & TOWN COMMENTS	8/10/2020
REVISED PER TOWN COMMENTS & SUBMITTED TO MDEP	3/23/2020
REVISED PER TOWN & 3RD PARTY REVIEW	2/20/2020
SUBMITTED FOR PRELIMINARY APPROVAL	1/22/2019
REVISIONS	NO.

9	02/07/2024
8	02/06/2024
7	3/2/2021
6	7/1/2021
5	5/1/2020
4	8/10/2020
3	3/23/2020
2	2/20/2020
1	1/22/2019
NO.	DATE

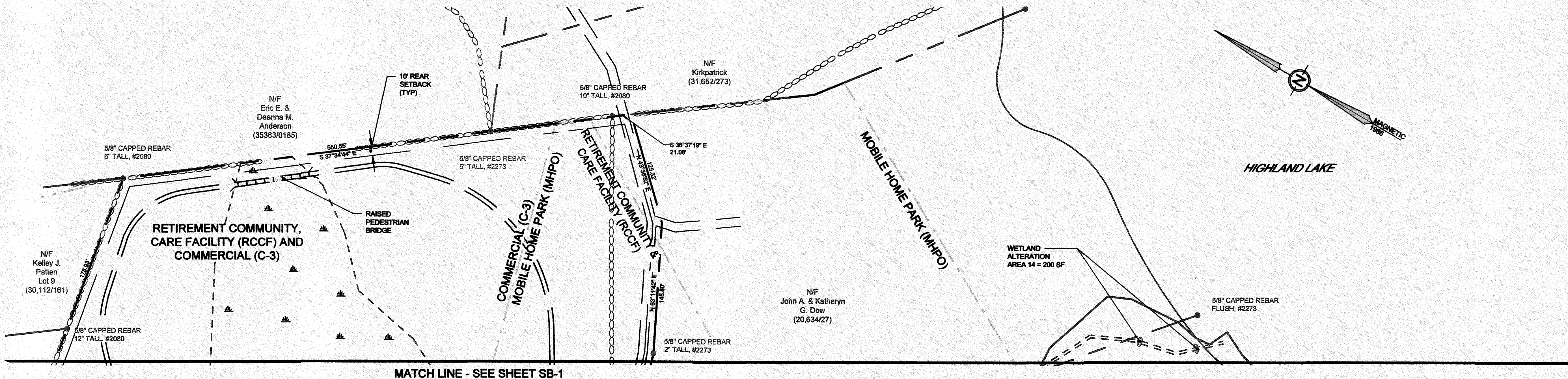
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: THE COVE AT HIGHLAND LAKE
19 ROOSEVELT TRAIL, WINDHAM, ME
SUBDIVISION PLAN
SHEET TITLE: 19 ROOSEVELT TRAIL, LLC
For Record Owner: 12 LIBERTY HILL ROAD
BEDFORD, NH 03110

DATE: February 6, 2024
SCALE: 1"=60'
JOB NO.: 1817.1
SHEET: SB-2



CONDITIONS OF APPROVAL:

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JANUARY 22, 2024 AS AMENDED FEBRUARY 12, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS 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 AND 120-815 OF THE LAND USE ORDINANCE.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
- BEFORE THE ISSUANCE OF BUILDING PERMITS ARE ISSUED, THE APPLICANT SHALL PROVIDE TO THE TOWN PLANNER RECORDED AND STAMPED CONDOMINIUM DOCUMENTATION AND BYLAWS FOR THE DEVELOPMENT.
- IN ACCORDANCE WITH §120-815C(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, AT THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- UPON THE ISSUANCE OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION TRANSFER OF OWNER SITE LOCATION OF DEVELOPMENT ACT PERMIT FOR THE DEVELOPMENT, IT IS REQUIRED THAT THE APPLICANT RECORD THE PERMIT AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. ADDITIONALLY, THE APPLICANT MUST PROVIDE AN ELECTRONIC COPY OF THE RECORDED AND STAMPED PERMIT AS WELL.

APPROVED: TOWN OF WINDHAM
PLANNING BOARD

2/22/2024 DATE
[Signature]
[Signature]
[Signature]

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED Feb. 14, 2024
AT 2:54 p.m. AND RECORDED IN
PLAN BOOK 224 PAGE 48

ATTEST: [Signature] REGISTER

