



Town of Windham
Council
Windham, Maine 04062

August 31, 2017

Re: Twoey Drive

Dear Councilors,

We have completed the above named road a couple of months ago, we have supplied the town with as-builts and received/satisfied all inspections as well as supplied the Towns attorney with a proposed deed. I have also pledged a maintenance bond for 1 year and the letter of credit was removed at the same time. I have also participated with Dana Lampron in providing Mr Plant with the money to over-lay Barnes Road, as required by both subdivisions, Valley View and Mystic Woods.

I would request that this road be taken over by the Town of Windham at its next available meeting as a Town Road.

Should there be any outstanding issue please advise me and I will take care of it and if there are any changes to the deed we supplied a month or so ago

Sincerely,

A handwritten signature in dark ink, appearing to read "Susan Duchaine", is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Susan Duchaine

166 Narragansett St Gorham Maine 04038 PH:207-839-2631 Fax: 207-839-4509 www.ddihomes.com

Design Dwellings Inc

DDI Earthworks

DDI Construction

WARRANTY DEED

Maine Statutory short form

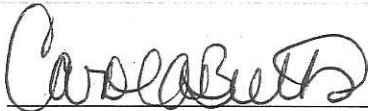
Design Dwellings, Inc. a corporation organized and existing under the laws of the State of Maine and Susan Duchaine LLC a Maine limited liability company, both with a place of business in the Town of Gorham, County of Cumberland and State of Maine, for consideration paid, grant to the Town of Windham a municipality duly organized and existing under the laws of the State of Maine, its mailing address being 8 School Road, Windham, Maine, 04062 with Warranty Covenants, the following described property:

A certain lot or parcel of land located, with the improvements located thereon, in the Town of Windham, County of Cumberland and State of Maine, being more particularly described as follows:

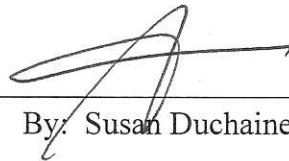
Being Twoey Drive and the "Future R.O.W.", shown on a certain set of plans entitled **Valley View Subdivision, Barnes Road, Windham, Maine, Sheets 1 and 2**, prepared by Pinkham & Greer for Susan Duchaine, LLC, dated October 11, 2010, revised through June 2, 2011, approved by the Town of Windham Planning Board on July 11, 2013, and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Pages 422 and 423.

IN WITNESS WHEREOF, Design Dwellings, Inc. and Susan Duchaine, LLC by and through its authorized representatives, have hereunto set its hand and seal this 25 day of Sept., 2017.

DESIGN DWELLINGS, INC.



Witness



By: Susan Duchaine, President

SUSAN DUCHAINE LLC



Witness



By: Susan Duchaine

Its: Managing Member

State of Maine
County of Cumberland

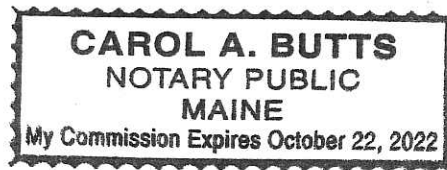
Sep 25 2017

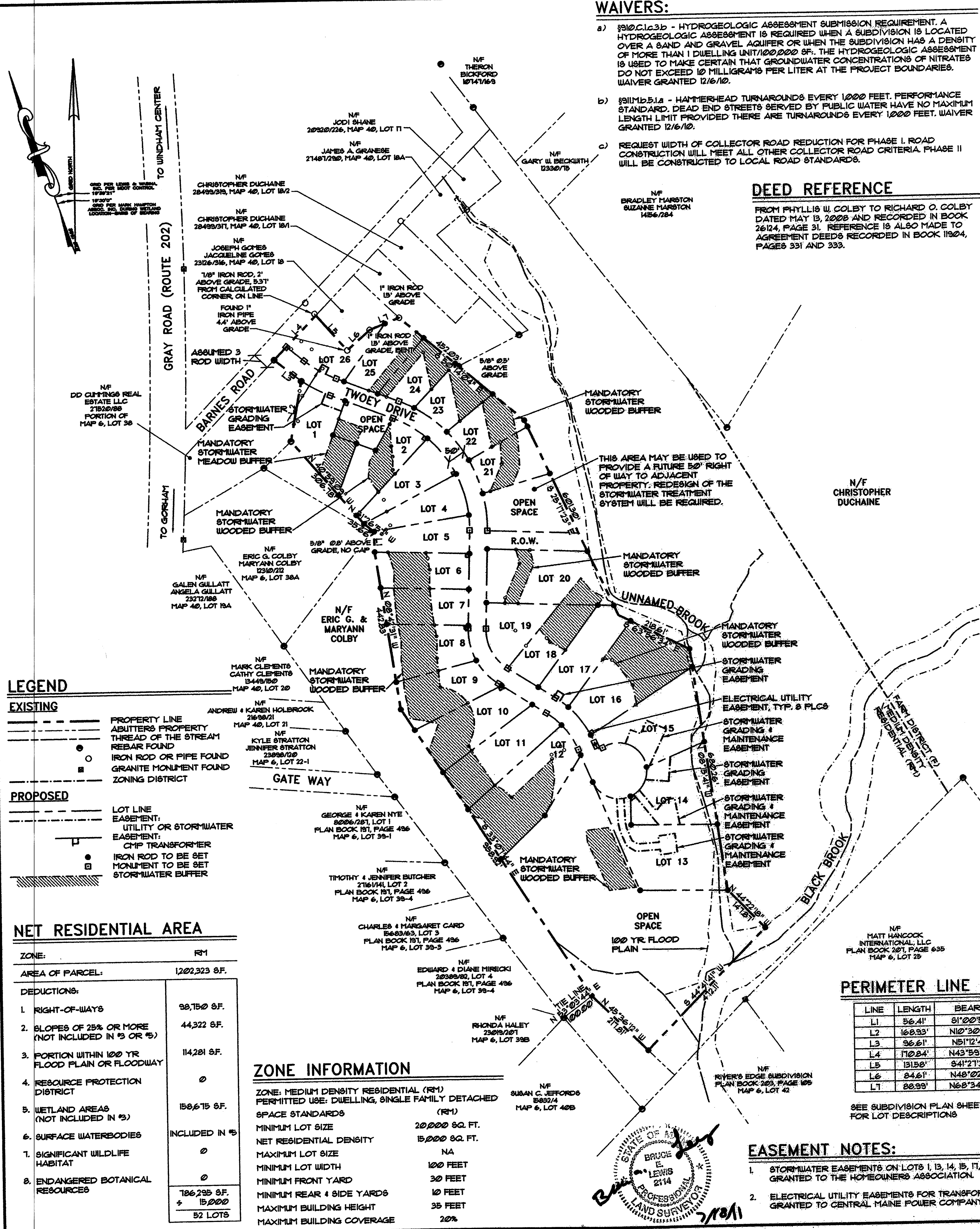
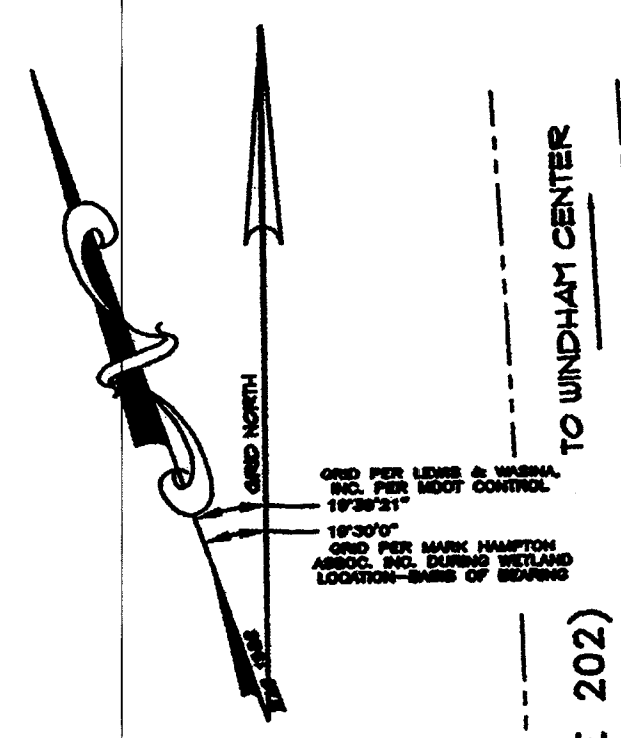
Then personally appeared the above named Susan Duchaine and acknowledged the foregoing to be her free act and deed in her capacities as Managing Member of Susan Duchaine LLC and as President of Design Dwellings, Inc. and the free act and deed of said limited liability company and said corporation.

Before me,

Carol A. Butts

Notary Public/Attorney at Law





WAIVERS:

a) §102.C.1.c.3.b - HYDROGEOLOGIC ASSESSMENT SUBMISSION REQUIREMENT. A HYDROGEOLOGIC ASSESSMENT IS REQUIRED WHEN A SUBDIVISION IS LOCATED OVER A SAND AND GRAVEL AQUIFER OR WHEN THE SUBDIVISION HAS A DENSITY OF MORE THAN 1 DWELLING UNIT/100,000 SF. THE HYDROGEOLOGIC ASSESSMENT IS USED TO MAKE CERTAIN THAT GROUNDWATER CONCENTRATIONS OF NITRATES DO NOT EXCEED 10 MILLIGRAMS PER LITER AT THE PROJECT BOUNDARIES. WAIVER GRANTED 12/16/10.

b) §101.B.5.1.a - HAMMERHEAD TURNAROUNDS EVERY 1000 FEET. PERFORMANCE STANDARD. DEAD END STREETS SERVED BY PUBLIC WATER HAVE NO MAXIMUM LENGTH LIMIT PROVIDED THERE ARE TURNAROUNDS EVERY 1000 FEET. WAIVER GRANTED 12/16/10.

c) REQUEST WIDTH OF COLLECTOR ROAD REDUCTION FOR PHASE I ROAD CONSTRUCTION WILL MEET ALL OTHER COLLECTOR ROAD CRITERIA. PHASE II WILL BE CONSTRUCTED TO LOCAL ROAD STANDARDS.

DEED REFERENCE

FROM PHYLLIS W. COLBY TO RICHARD O. COLBY DATED MAY 13, 2008 AND RECORDED IN BOOK 26124, PAGE 31. REFERENCE IS ALSO MADE TO AGREEMENT DEEDS RECORDED IN BOOK 19024, PAGES 331 AND 333.

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDANT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED AUGUST 30, 2010, AS AMENDED JUNE 28, 2011, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.

2. BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:

A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR ENGINEER.

B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE AT LEAST 12" ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.

3. PERMANENT MARKERS, WITH APPROPRIATE CAPS, SHALL BE SET AT ALONG THE BOUNDARIES OF BOTH:

A. THE WETLAND BOUNDARIES ON LOTS 1-10, 12, 18-22, 4 26, AND

B. THE BOUNDARY OF THE STORMWATER BUFFERS.

LOCATIONS OF THE PERMANENT MARKERS SHALL BE SHOWN ON THE FINAL PLAN.

GENERAL NOTES:

1. DEVELOPER: SUSAN DUCHAINE, LLC, PO BOX 369, GORHAM, MAINE

2. OWNER: PHYLLIS W. COLBY, LIFE ESTATE, C/O RICHARD COLBY, CHARLOTTE, VT. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 26124, PG. 31, DATED APRIL 13, 2008.

3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.

4. BOUNDARY INFORMATION BY LEWIS & WASINA, INC., GORHAM, MAINE.

5. TOPOGRAPHIC INFORMATION BY AERIAL SURVEY & PHOTO, INC., NORRIDGEWOOK, MAINE, GROUND CONTROL BY LEWIS & WASINA, INC., GORHAM, ME, DATE OF PHOTOGRAPHY: 11-22-2009, DATE MAPPING COMPLETED: 01-28-2010. ADDITIONAL GROUND SURVEY BY LEWIS & WASINA, INC. CONTROL: VERTICAL DATUM: NAVD. 1988, HORIZONTAL DATUM: ASSUMED MAGNETIC 08. BASIS OF BEARING: THE BASIS OF BEARING IS GRID NORTH PER GPS WETLAND LOCATION DATA PROVIDED BY MARK HAMPTON ASSOCIATES, INC. SEE NORTH ARROW FOR ADDITIONAL INFORMATION REGARDING GRID NORTH PER SURVEYOR DATA. SURVEYOR DATA BASED ON TRADITIONAL METHODS BY LOCATING MDOT CONTROL POINTS 4-113-10 AND 1219-31.

6. WETLAND AND SOIL INFORMATION PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE, MARK HAMPTON, C88 1216, LSE 1263.

7. ZONE: MEDIUM DENSITY RESIDENTIAL (RM1) AND STREAM PROTECTION (SP). PROPOSED USE: DWELLING: SINGLE FAMILY, DETACHED.

8. TAX MAP REFERENCE: MAP 6/ LOT 38.

9. TOTAL PARCEL = 21.6 acres. LOTS AND ROAD = 20.6 acres, OPEN SPACE = 1.0 acres.

10. HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON SHEET C02.

11. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.

12. OPEN SPACE IS INCLUDED IN THIS SUBDIVISION.

13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

14. IRON RODS TO BE SET AT ALL CORNERS OF LOTS, GRANITE MONUMENTS TO BE SET AS SHOWN ON THESE PLANS BY THE DEVELOPER.

15. STREET NAME: TO BE DETERMINED.

16. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THESE PLANS ARE ALLOWED. LOT OWNERS WILL NEED TO OBTAIN AN NRPA PERMIT FOR ACTIVITIES WITHIN 15' OF A PROTECTED NATURAL RESOURCE.

17. ALL DRIVEWAY ACCESS WILL BE FROM WITHIN THE SUBDIVISION.

18. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THESE PLANS IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL UNLESS A REVISED PLAN IS APPROVED BY THE BOARD.

19. MANDATORY BUFFERS FOR STORMWATER DEPICTED ON THE PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED. MODIFICATION OF STORMWATER BUFFER AREAS WILL REQUIRE DEP APPROVAL.

20. COMMON LAND OR OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DWELLING UNITS SHALL BE ALLOWED IN THESE AREAS. CONSTRUCTION AND IMPROVEMENTS IN THESE AREAS SHALL BE LIMITED TO STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.

21. THE APPLICANT IS RESPONSIBLE FOR SUBDIVISION INFRASTRUCTURE UNTIL IT IS TRANSFERRED TO EITHER THE HOMEOWNERS ASSOCIATION OR THE TOWN. THE ROADS MAY BE OFFERED FOR ACCEPTANCE BY THE TOWN COUNCIL AS TOWN STREETS AFTER A DETERMINATION BY THE TOWN THAT ALL APPLICABLE STREET CONSTRUCTION STANDARDS HAVE BEEN MET.

22. 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, OPEN SPACE, PARKS, PLAYGROUNDS, OR OTHER RECREATION AREAS SHOWN ON THIS PLAN.

23. WETLANDS IN OPEN SPACE = 3.1 AC. TOTAL OPEN SPACE = 1.0 AC. WETLAND % IN OPEN SPACE = 44% (3.1 AC. / 7.0 AC.) SEE SHEET C12 FOR WETLAND LIMITS.

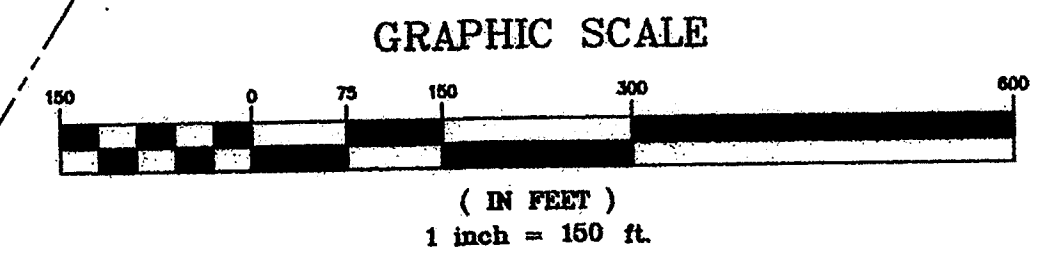
24. BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:

A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR ENGINEER.

B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE AT LEAST 12" ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.

25. NO FURTHER SUBDIVISION OF LOTS SHALL OCCUR WITHOUT APPROVAL OF THE MAINE DEP AND THE TOWN OF WINDHAM.

26. WHEREAS THIS SITE HAS A STORMWATER PERMIT ANY MODIFICATIONS TO THESE PLANS WILL NEED TO BE APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.



PERIMETER LINE TABLE

LINE	LENGTH	BEARING
L1	56.41'	S1°00'55"E
L2	168.93'	N10°30'10"E
L3	36.61'	N51°12'44"W
L4	110.84'	N43°59'58"E
L5	131.58'	S41°21'30"E
L6	84.61'	N48°02'14"E
L7	28.93'	N68°34'31"E

EASEMENT NOTES:

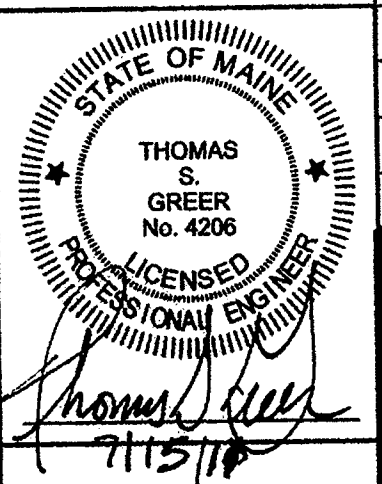
1. STORMWATER EASEMENTS ON LOTS 1, 13, 14, 15, 17, & 26 ARE GRANTED TO THE HOMEOWNERS ASSOCIATION.

2. ELECTRICAL UTILITY EASEMENTS FOR TRANSFORMERS ARE GRANTED TO CENTRAL MAINE POWER COMPANY.

SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

[Signatures of Planning Board members]

7/25/11



SUSAN DUCHAINE, LLC
PO BOX 369, GORHAM, MAINE 04038
RECORD OWNER: RICHARD COLBY, P.O. BOX 41, CHARLOTTE, VT 05445

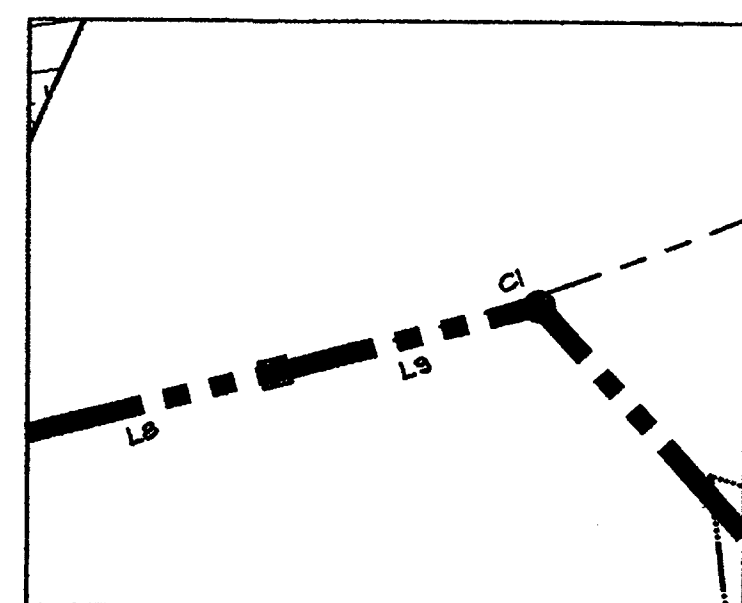
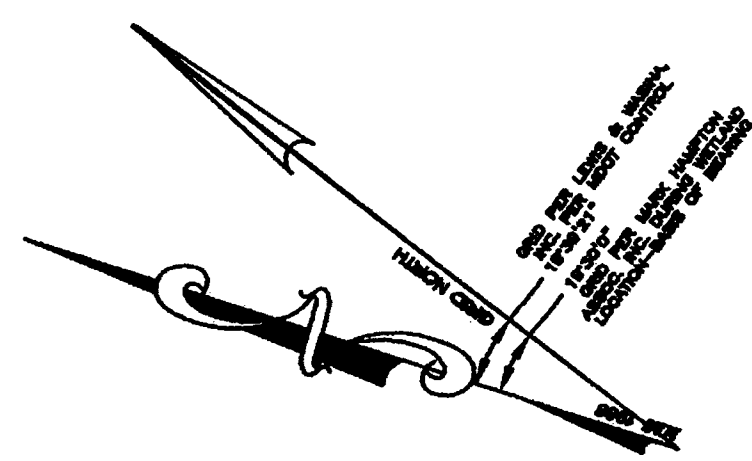
VALLEY VIEW SUBDIVISION
BARNES ROAD, WINDHAM, MAINE

SUBDIVISION PLAN
SHEET 1 of 2

CONSULTING ENGINEERS
FALMOUTH, MAINE

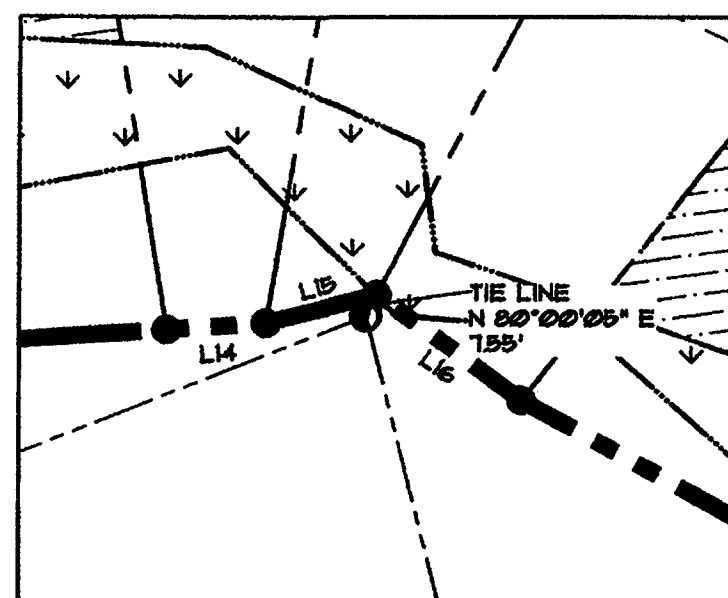
SCALE:	AS SHOWN	DRN BY:	CAB/JDC
DATE:	OCTOBER 11, 2010	DESG BY:	TSG
PROJECT:	09151	CHK BY:	TSG

CO.1



L9 DETAIL

SCALE: 1"=20'



CORNER DETAIL

SCALE: 1"=50'

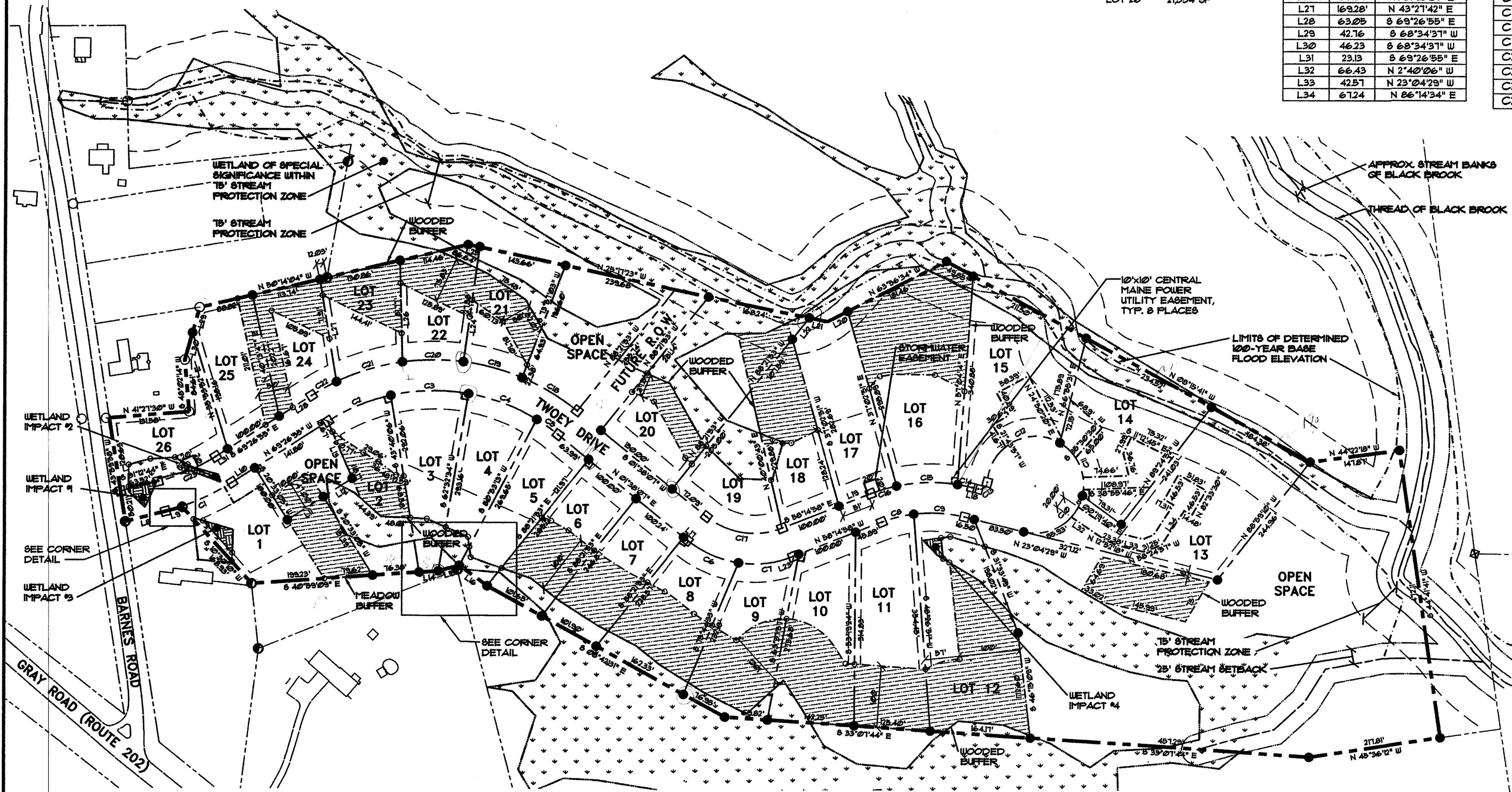
LOT AREAS

LOT 1	31205 SF
LOT 2	28611 SF
LOT 3	23357 SF
LOT 4	21211 SF
LOT 5	21715 SF
LOT 6	25599 SF
LOT 7	23829 SF
LOT 8	29215 SF
LOT 9	30268 SF
LOT 10	33969 SF
LOT 11	31153 SF
LOT 12	50714 SF
LOT 13	54315 SF
LOT 14	40228 SF
LOT 15	43641 SF
LOT 16	51589 SF
LOT 17	29353 SF
LOT 18	23769 SF
LOT 19	22125 SF
LOT 20	41884 SF
LOT 21	23065 SF
LOT 22	20404 SF
LOT 23	20298 SF
LOT 24	20232 SF
LOT 25	22256 SF
LOT 26	21554 SF

LOT DESCRIPTIONS

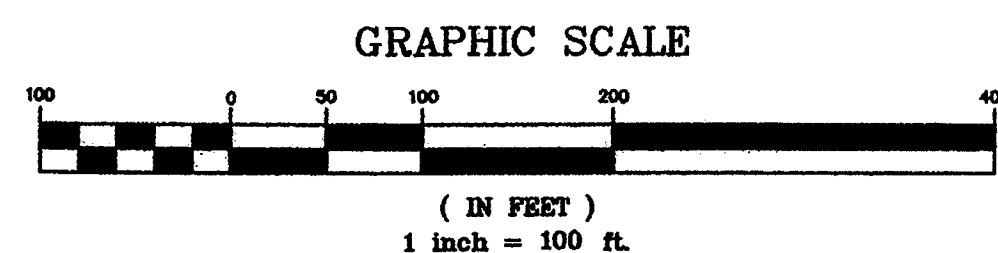
LINE TABLE		
LINE	LENGTH	BEARING
L8	68.08	S 51°12'44" E
L9	28.53	S 51°12'44" E
L10	44.38	S 69°26'55" E
L11	10.00	N 69°26'55" W
L12	56.11	N 69°26'55" W
L13	101.22	S 29°27'02" W
L14	31.17	S 40°59'09" E
L15	35.66	N 51°26'57" W
L16	56.41	S 1°00'55" E
L17	1.86	N 1°38'07" E
L18	10.60	S 23°04'29" E
L19	55.89	S 58°14'58" E
L20	37.15	N 63°56'34" W
L21	30.39	N 25°11'23" W
L22	44.73	N 88°21'53" W
L23	10.00	N 58°14'58" W
L24	188.92	N 60°54'12" W
L25	19.33	N 25°11'23" E
L26	165.57	N 51°23'01" E
L27	163.28	N 43°21'42" E
L28	63.05	S 69°26'55" E
L29	42.16	S 68°34'37" W
L30	46.23	S 68°34'37" W
L31	23.13	S 69°26'55" E
L32	66.43	N 2°40'06" W
L33	42.57	N 23°04'29" W
L34	67.24	N 86°14'34" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	375.00'	119.36'	118.85'	S 60°19'49" E
C2	325.00'	112.22'	111.66'	S 59°33'23" E
C3	325.00'	127.92'	127.09'	S 38°23'20" E
C4	325.00'	120.30'	119.62'	S 16°30'32" E
C5	325.00'	42.77'	42.74'	S 02°08'04" E
C6	175.00'	92.50'	91.43'	N 13°30'25" W
C7	175.00'	90.41'	89.41'	N 43°26'58" W
C8	225.00'	54.25'	54.12'	S 51°20'33" E
C9	225.00'	83.88'	83.40'	S 33°45'18" E
C10	79.00'	125.16'	112.90'	N 68°40'46" W
C11	79.00'	100.00'	93.46'	S 29°27'10" W
C12	79.00'	161.36'	134.74'	S 65°19'34" E
C13	12.00'	21.10'	18.49'	S 13°27'30" E
C14	275.00'	24.03'	24.03'	S 25°34'42" E
C15	275.00'	100.56'	100.00'	S 38°33'27" E
C16	275.00'	44.24'	44.19'	S 53°38'29" E
C17	125.00'	130.65'	124.78'	S 28°18'25" E
C18	375.00'	105.35'	105.01'	S 06°24'47" E
C19	375.00'	100.00'	99.70'	S 22°06'03" E
C20	375.00'	100.00'	99.70'	S 37°22'47" E
C21	375.00'	113.20'	112.77'	S 53°40'02" E
C22	375.00'	46.69'	46.66'	S 65°52'54" E
C23	325.00'	103.44'	103.01'	S 60°19'49" E



HOUSE & TAX MAP NUMBERS

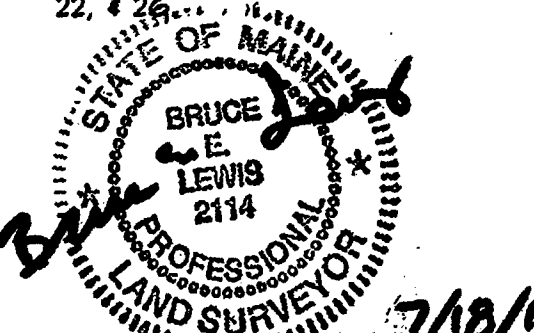
SUBDIVISION LOT NUMBER:	TAX MAP:	LOT TAX NUMBER:	HOUSE ADDRESS:
LOT 1	6	38-1	
LOT 2	6	38-2	
LOT 3	6	38-3	
LOT 4	6	38-4	
LOT 5	6	38-5	
LOT 6	6	38-6	
LOT 7	6	38-7	
LOT 8	6	38-8	
LOT 9	6	38-9	
LOT 10	6	38-10	
LOT 11	6	38-11	
LOT 12	6	38-12	
LOT 13	6	38-13	
LOT 14	6	38-14	
LOT 15	6	38-15	
LOT 16	6	38-16	
LOT 17	6	38-17	
LOT 18	6	38-18	
LOT 19	6	38-19	
LOT 20	6	38-20	
LOT 21	6	38-21	
LOT 22	6	38-22	
LOT 23	6	38-23	
LOT 24	6	38-24	
LOT 25	6	38-25	
LOT 26	6	38-26	



WETLAND IMPACT

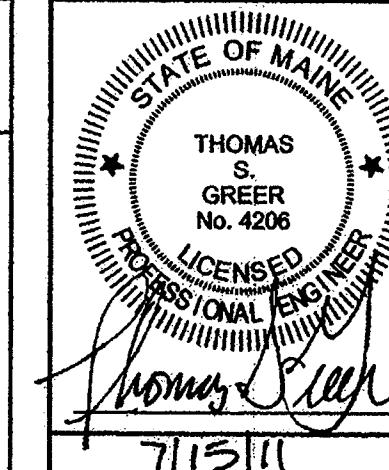
AREA #1	1000 SF
AREA #2	472 SF
AREA #3	946 SF
AREA #4	957 SF
TOTAL	2375 SF

TO PROTECT THE WETLANDS PERMANENT MARKERS ARE TO BE SET ALONG THE WETLAND BOUNDARIES ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 19, 20, 21, 22, 4, 26.



SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

[Signatures]
7/25/11
DATE



[Signature]
7/18/11

REV.	DATE	DESCRIPTION
8	7/20/11	CORRECTED LEGEND
7	7/6/11	ADDED TRANSFEREES
6	3/17/11	REV'D PER TOWN COMMENTS
5	2/16/11	REV'D PER SURVEYOR COMMENTS
4	1/7/11	ADDED EASEMENTS AROUND UDSF'S #4, 5 & 6
3	12/28/10	REMOVED PHASE LINE
2	12/17/10	REV'D PER STAFF REVIEW
1	11/16/10	REVISED BUFFERS ON LOTS 18, 20, & 21

SUSAN DUCHAINE, LLC
PO BOX 369, GORHAM, MAINE
RECORD OWNERS RICHARD COLBY, P.O. BOX 141 CHARLOTTE, VT 05445

VALLEY VIEW SUBDIVISION
BARNES ROAD, WINDHAM, MAINE

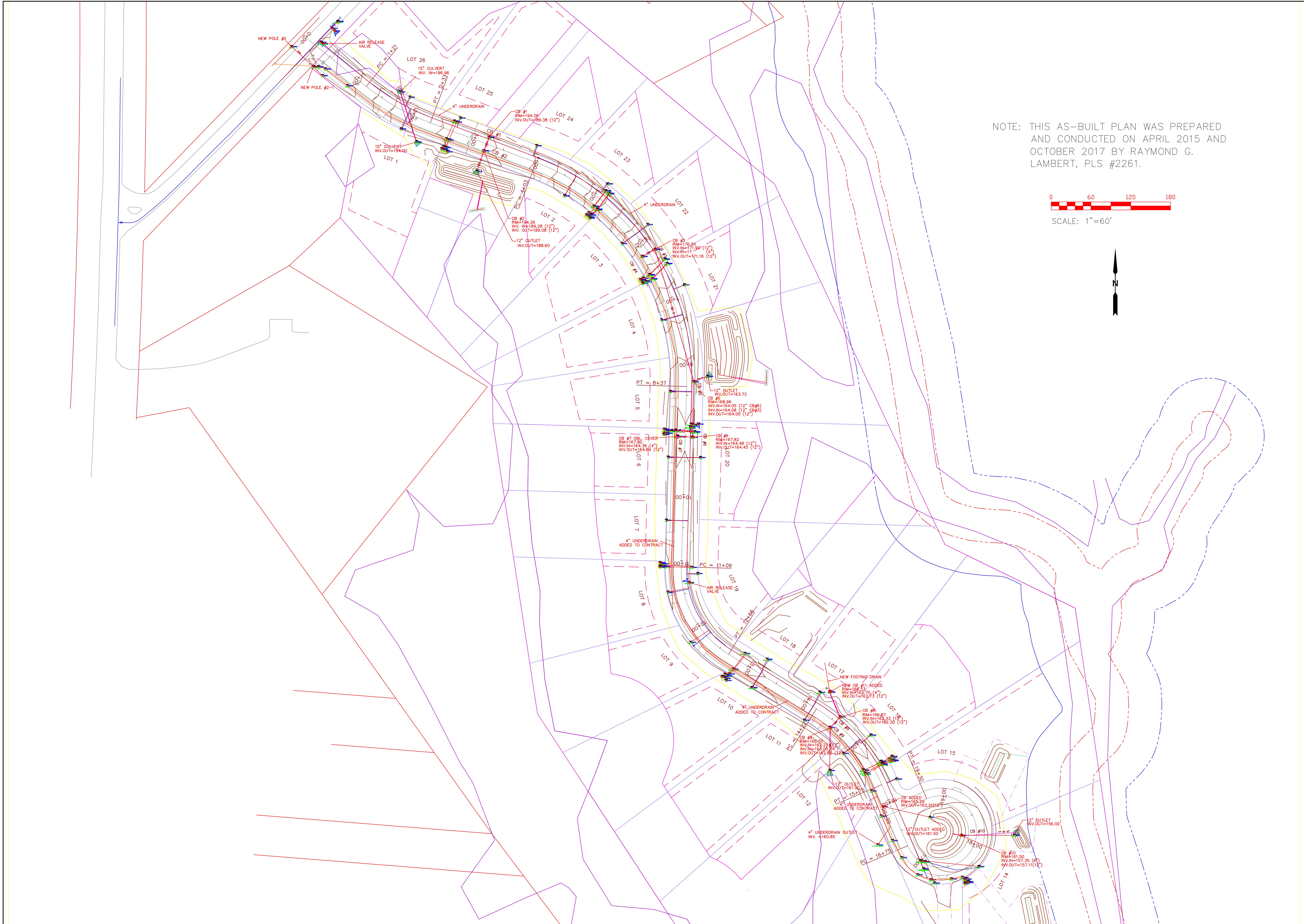
SUBDIVISION PLAN
SHEET 2 of 2

CONSULTING ENGINEERS
PALMOUTH, MAINE

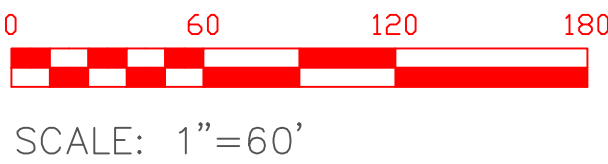
SCALE: AS SHOWN
DATE: OCTOBER 11, 2010
PROJECT: 09151

DRN BY: CAB/JDC
DESG BY: TSG
CHK BY: TSG

C0.2



NOTE: THIS AS-BUILT PLAN WAS PREPARED AND CONDUCTED ON APRIL 2015 AND OCTOBER 2017 BY RAYMOND G. LAMBERT, PLS #2261.



AS-BUILT PLAN		DATE: 11/07/2017		ORIGINAL CIVIL PLANS BY:	
VALLEY VIEW SUBDIVISION		SCALE: 1"=60'		PINKHAM & GREER	
BARNES RD., WINDHAM, ME.		DRAWN BY: RGL		CONSULTING ENGINEERS	
SUSAN DUCHAINE, LLC		JOB NO. 13043		FALMOUTH, ME.	
PO BOX 369, GORHAM, ME.					
SHEET NO.					
1 of 1					

GORHAM SAND & GRAVEL, INC.
939 PARKER FARM ROAD
BUXTON, MAINE 04093
207-839-2442
www.gsgravel.com