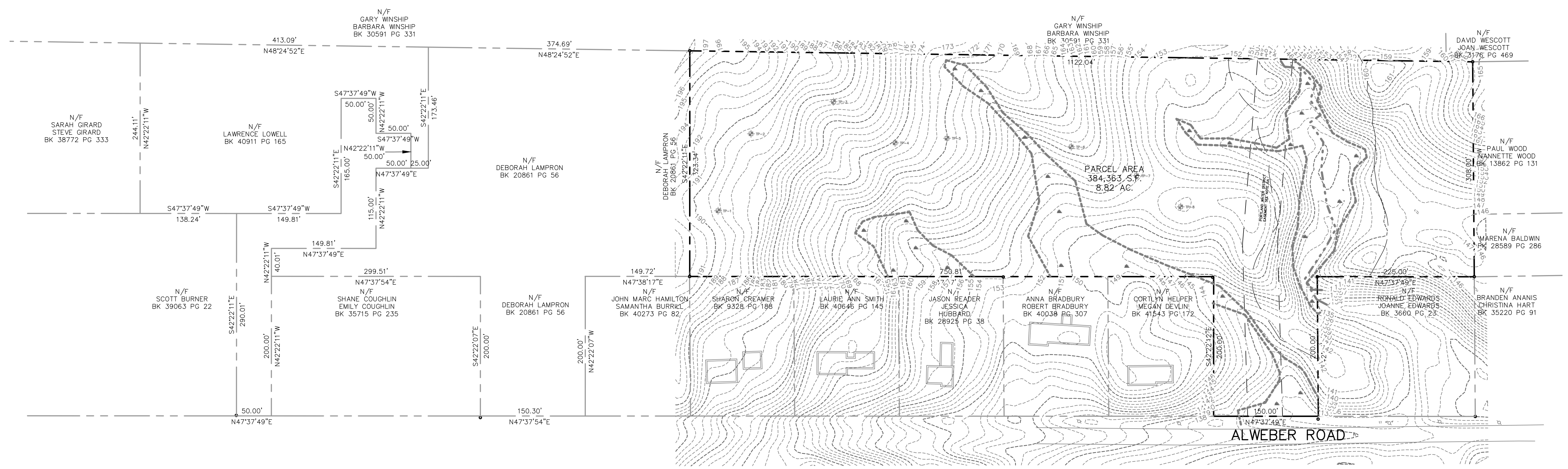


LOCATION MAP

N.T.S.

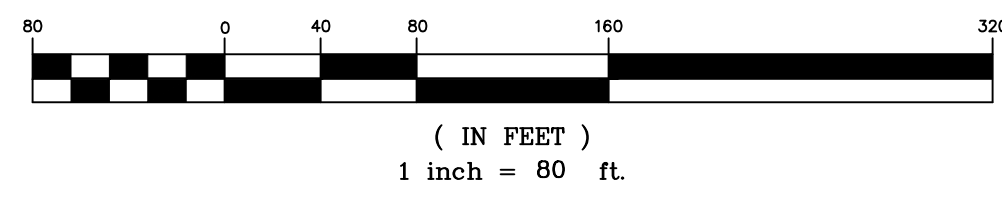


ALWEBER ROAD

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	
---	ABUTTER LINE/R.O.W.	
---	SETBACK	
---	EASEMENT	
---	IRON PIPE/ROD	
---	WETLANDS	
---	EDGE WETLAND	
---	STREAM	
---	EDGE PAVEMENT	
---	CONTOURS	
---	SPOT GRADE	
---	UTILITY POLE	
---	BUILDING	

GRAPHIC SCALE



GENERAL NOTES

- THE RECORD OWNERS OF THE PROPERTY ARE RICHARD S. SYMONDS AND PAULA SYMONDS AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 41181 PAGE 29.
- THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM TAX MAP 3A BEING SHOWN AS A PORTION OF LOT 50.
- THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH. NORTH AMERICAN DATUM OF 1983, MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON LIDAR CONTOUR DATA REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- PLAN REFERENCES:
 - A) BOUNDARY SURVEY DIVISION OF REMAINING LAND OF LAMPRON DATED THOUGH JUNE 22, 2024 BY R.W. EATON ASSOCIATES.
 - 5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. REFERENCE IS MADE TO THE FOLLOWING:
 - A) EASEMENT GRANTED TO PORTLAND WATER DISTRICT RECORDED IN BOOK 2223 PAGE 300.
 - 6) THE PROPERTY IS LOCATED IN THE TOWN OF WINDHAM FARM (F) ZONING DISTRICT. THE MINIMUM SPACE REQUIREMENTS FOR PROPERTY LOCATED IN THE F ZONING DISTRICT ARE AS FOLLOWS:

	STANDARD	CONSERVATION
MINIMUM LOT SIZE:	80,000 S.F.	30,000 S.F.
MINIMUM NET DENSITY:	60,000 S.F.	
MINIMUM FRONTAGE:	200 FEET	100 FEET
MINIMUM FRONT SETBACK:	40 FEET	25 FEET
MINIMUM SIDE SETBACK:	10 FEET	10 FEET
MINIMUM REAR SETBACK:	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE:	25%	25%
- THE PROPERTY IS LOCATED IN THE TOWN OF WINDHAM FARM (F) ZONING DISTRICT. THE MINIMUM SPACE REQUIREMENTS FOR PROPERTY LOCATED IN THE F ZONING DISTRICT ARE AS FOLLOWS:
- THE PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE TOWN OF WINDHAM FEMA FLOOD HAZARD MAP 23005C0657F HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
- THE WETLAND AREAS SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY BASSWOOD ENVIRONMENTAL AND PROVIDED TO ST CLAIR ASSOCIATES IN DIGITAL FORMAT.
- THIS PLAN IS BASED UPON A BOUNDARY RETRACEMENT SURVEY PERFORMED BY ST CLAIR ASSOCIATES TO TIE INTO THE PLAN REFERENCED IN NOTE 4A ABOVE. THE SURVEY PERFORMED BY ST CLAIR ASSOCIATES WAS COMPLETED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED AND NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED.

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 899-5558

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
28041	ELECT	DCS	DCS	DCS

OVERALL BOUNDARY SURVEY
OF:
SYMONDS PROPERTY
ALWEBER ROAD
WINDHAM, MAINE
FOR:
RICHARD SCOTT SYMONDS
44 PARK ROAD
WINDHAM, ME 04462

DATE	SCALE
08-0-2025	1"=80'

SHEET 1

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES

25041B.D

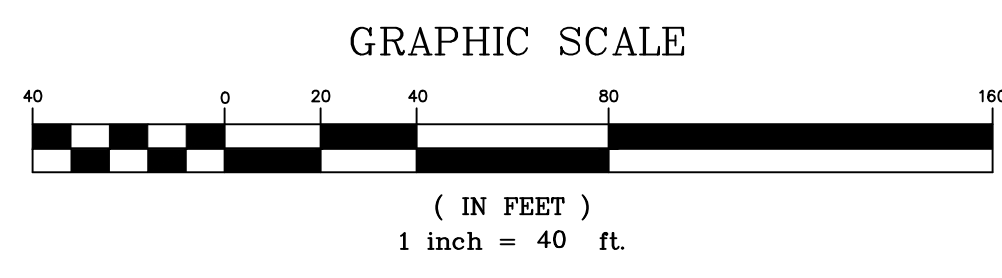


SOILS LEGEND

1) SOILS TYPE LABEL	SOIL NAME	SLOPE	HYDROLOGIC SOIL GROUP
BbB	NICHOLVILLE VERY FINE SANDY LOAM	0% TO 8%	HSG C
BuB	LAKONE SILT LOAM	3% TO 8%	HSG C/D
BuC2	BUXTON LOAMY FINE SAND	8% TO 15%	HSG C/D
DuB	DEERFIELD LOAMY FINE SAND	3% TO 8%	HSG A
HIC2	HARTLAND VERY FINE SANDY LOAM	8% TO 15%	HSG B
MkB	MERRIMAC FINE SANDY LOAM	3% TO 8%	HSG A
MkC	MERRIMAC FINE SANDY LOAM	8% TO 15%	HSG A
Sn	SCANTIC SILT LOAM	0% TO 3%	HSG D

LEGEND

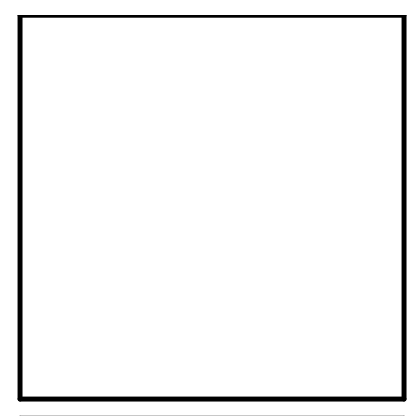
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	○
■	WETLANDS	■
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CONTOURS	---
○	SPOT GRADE	○
○	UTILITY POLE	○
---	SOILS BOUNDARY	---
---	EDGE WETLAND PRIMARY CONSERVATION	---
---	STEEP SLOPES	---
---	SECONDARY CONSERVATION	---
---	BUILDING	---



GENERAL NOTES

- THE RECORD OWNERS OF THE PROPERTY ARE RICHARD S. SYMONDS AND PAULA SYMONDS AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 41181 PAGE 29.
- THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM TAX MAP 3A BEING SHOWN AS A PORTION OF LOT 50.
- THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH. NORTH AMERICAN DATUM OF 1983, MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON LIDAR CONTOUR DATA REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- PLAN REFERENCES:
 - A) BOUNDARY SURVEY DIVISION OF REMAINING LAND OF LAMPROM DATED THOUGH JUNE 22, 2024 BY R.W. EATON ASSOCIATES.
 - B) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. REFERENCE IS MADE TO THE FOLLOWING:
 - A) EASEMENT GRANTED TO PORTLAND WATER DISTRICT RECORDED IN BOOK 2223 PAGE 300.
 - C) THE PROPERTY IS LOCATED IN THE TOWN OF WINDHAM FARM (F) ZONING DISTRICT. THE MINIMUM SPACE REQUIREMENTS FOR PROPERTY LOCATED IN THE F ZONING DISTRICT ARE AS FOLLOWS:

	STANDARD	CONSERVATION
MINIMUM LOT SIZE:	80,000 S.F.	30,000 S.F.
MINIMUM NET DENSITY:	60,000 S.F.	
MINIMUM FRONTAGE:	200 FEET	100 FEET
MINIMUM FRONT SETBACK:	40 FEET	25 FEET
MINIMUM SIDE SETBACK:	10 FEET	10 FEET
MINIMUM REAR SETBACK:	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE:	25%	25%
 - D) THE PROPERTY IS LOCATED IN THE TOWN OF WINDHAM FARM (F) ZONING DISTRICT. THE MINIMUM SPACE REQUIREMENTS FOR PROPERTY LOCATED IN THE F ZONING DISTRICT ARE AS FOLLOWS:
- THE PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE TOWN OF WINDHAM FEMA FLOOD HAZARD MAP 23005C0657F HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
- THE WETLAND AREAS SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY BASSWOOD ENVIRONMENTAL AND PROVIDED TO ST CLAIR ASSOCIATES IN DIGITAL FORMAT.
- THIS PLAN IS BASED UPON A BOUNDARY RETrACEMENT SURVEY PERFORMED BY ST CLAIR ASSOCIATES TO TIE INTO THE PLAN REFERENCED IN NOTE 4A ABOVE. THE SURVEY PERFORMED BY ST CLAIR ASSOCIATES WAS COMPLETED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED AND NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED.



REV:	BY:	DATE:	STATUS:
A	DCS	04-21-2026	FOR TOWN REVIEW

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
25041	ELECT		DCS	DCS

ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5558

SITE INVENTORY
 OF:
SYMONDS PROPERTY
 ALWEBER ROAD
 WINDHAM, MAINE

FOR:
RICHARD SCOTT SYMONDS
 44 PARK ROAD
 WINDHAM, ME 04462

DATE	SCALE
08-0-2025	1"=40'

SHEET 1

25041/SK-7