

Notes:

- (1) Documents referenced on this plan are recorded in the Cumberland County Registry of Deeds unless otherwise noted.
(2) Bearings are oriented to Grid North of the Maine State Coordinate System, West Zone, NAD 83.
(3) Reference is made to the following plans:
a. Subdivision Plan of River's Edge Subdivision, River Road, Windham, Maine for Colebrook Corporation by Sebago Technics dated September 24, 2002 recorded in Plan Book 203, Page 105.
b. Property Plan, Chute Road, Windham, Maine made for Kenneth Jordan by Robert P. Titcomb, Inc. dated April 22, 1980 recorded in Plan Book 126, Page 37.
c. Plan Showing a Standard Boundary Survey made for Edith M. Durant located on the northwesterly sideline of the Chute Road, Windham, Maine by Bruce R. Bowman, Inc. dated July 29, 1992 recorded in Plan Book 192, Page 189.
d. Plan of Property for Peter Kluchnik, Webb Road, South Windham, Maine by Land Use Consultants, Inc. dated January 19, 1977 recorded in Plan Book 116, Page 22.
(4) The premises is subject to utility easements conveyed to Central Maine Power Co. and New England Telephone and Telegraph Company as described in Volume 6103, Page 183 and Volume 6884, Page 233. See plan for approximate locations.
(5) Chute Road (f.k.a. Wyer Ledge Road) right of way is depicted hereon based on geometry contained within the description of the subject premises in Volume 33191, Page 124. No additional road research was conducted.
(6) Reference is made to the subdivision plan of the subject premises by Main-Land Development Consultants, Inc. approved September 24, 2007 recorded in Plan Book 207, Page 635 and the subsequent Vacancy and Termination Order dated October 22, 2012 recorded in Volume 30081, Page 168.
(7) Planimetric detail as provided by Aerial Survey & Mapping, Norridgewock, Maine.
(8) For source of title see deed to Matt Hancock Properties, Inc. recorded in Volume 33191, Page 124. Subject premises is identified by the Town of Windham as Tax Map 6, Lot 25.
(9) Total area subdivided equals 65.55 acres.
(10) Wetland impact = 14,569 sf OR 0.33 acres
(11) Open Space area: Total = 40.37 acres, Developable = 27.2 acres
(12) Total area of reserved open space shall equal or exceed 50% of the land suitable for development, (area suitable for development/net residential area). (27.2 acres/48.53 acres)(100)=56%
(13) Where bedrock is encountered at a depth of 10 feet or less at any well, install water supply wells with casing set and grouted a minimum of 20 feet below the solid bedrock surface.
(14) Disposal field footprints as shown on this plan are based on sizing using quick 4 hi-cap plastic chambers, except on Lots 12, 13, 15 and 16 where smaller system footprints using Eljen In-Drain type systems are shown. approved propriety devices with a smaller footprint are recommended to be used on these lots to avoid and minimize alteration of nearby wetlands.
(15) Lots 19, 20 and 21: compact soils in the leachfield footprints and fill extensions are to be removed and replaced with suitable backfill to the lower limit of compaction. The backfill should be tilled into the original soil to a 6-inch depth in the leachfield footprint and fill extensions to form a transitional horizon.
(16) Lots 1, 2, 3, and 5: LPI approval required for a reduction in setback between the leachfield and the drilled well, to include greater depth of well casing or liner seal below ground level, as per Table 7a in Section 7 of the Subsurface Wastewater Disposal Rules (as amended August 03, 2015).
(17) All residential homes shall be equipped with a sprinkler system in accordance with the latest edition of NFPA-13D.
(18) Buffers A-N to be marked with permanent signs describing use.
(19) Fill or alteration of wetlands other than what is shown on the plan is not authorized without prior approval from the Department of Environmental Protection and the US Army Corps of Engineers.
(20) Road and stormwater design provided by Acheron Engineering, 147 Main St., Newport, ME 04953; https://acheronengineering.com.
(21) Applicable bulk and space criteria are as follows:
Minimum lot size 30,000 sf Minimum Side Setback 10 ft
Maximum Lot Size 50,000 sf Minimum Front Setback 25 ft
Net Residential Density 60,000 sf Minimum Rear Setback 10 ft
Minimum Frontage 100 ft; 50 ft on cul-de-sac
Maximum Building Height 35 ft Maximum Building Coverage 25%
(Wetland areas are excluded from lot building envelopes)
(22) The development is subject to a Maine Department of Environmental Protection Site Location of Development Act Permit Order # L-23215-L3-D-NIL-23215-TC-E-N issued on January 25, 2019.
(23) Mandatory buffers for stormwater or other reasons 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.
(24) Open shall not be divided into lots and no dwelling units shall be allowed in these areas. Construction and improvements in this area shall be limited to structures and buildings accessory to non-commercial recreational or conservation uses and the installation of underground utilities.
(25) All roads in this subdivision shall remain private roads to be maintained by the developer, lot owners, home association, or road association, until such time as 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.
(26) 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.
(27) Driveways for lots 23 and 25 shall be constructed in the locations shown on plan sheet C-5, of the design plans titled, "Post Development Stormwater Treatment Site Plan" with the revision date of February 20, 2019, by Acheron Engineering Services, Newport, Maine. Lots 1 and 22 shall only be accessed from Pennywhistle Drive.

Waivers Granted

#911.K.4.g - Cluster subdivision, open space performance standard. Contiguous open space.
#911.M.5.b.1.a - Dead end street performance standard. Hammerhead location.
#911.M.5.a.2 - Street Design Construction Drawings performance standard. Road plan scale

Planning Board Approval

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A.M.R.S.A. § 4404, as amended, and considering each of the criteria set forth in the subdivision ordinance of the Town of Windham, the undersigned having made findings of fact establishing that the proposed subdivision meets all of the criteria set forth therein, and therefore the subdivision is approved.

Approved April 8, 2019
The Town of Windham Planning Board

PLISGA & DAY LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: April 28, 2020
PROJ. NO. 17010
Adam N. Robinson, Maine Licensed Professional Land Surveyor No. 2361

Durant Homestead

Table with 3 columns: Description, Impervious Area (sf), Developed Area (sf). Lists lots #1 through #25 and a Totals row.

Curve Table

Table with 5 columns: Curve, Radius, Arc length, Chord bearing, Chord length. Lists curves C1 through C30.

Net Residential Density

Total acreage of project site 65.55 acres
Area used for public or private rights-of-ways 3.38 acres
Area containing slopes over twenty-five percent 0.91 acres
Area within one hundred year flood plain 0.00 acres
Area within Resource Protection District 0.00 acres
Area unsuitable for development in natural state 12.73 acres
Area covered by surface water bodies 0.00 acres
Area containing significant wildlife habitat 0.00 acres
Area containing endangered botanical resources 0.00 acres
Net Residential area 48.53 acres
Net Residential area 60,000 sf
Number of lots allowed 35.23

Condition of Approval

Approval is dependent upon, and limited to, the proposals and plans contained in the application dated October 23, 2017, as amended March 25, 2019 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.

Survey Standard

These plans were prepared from information obtained by a survey conforming substantially to the requirements of Technical Standards contained in Chapter 90, Part 2, of the Rules of the Board of Licensure for Professional Land Surveyors, effective April 1, 2001. Monuments not set at all angle points. Records research conducted from 2006 to the present.

Lot Developed Area Summary

Table with 3 columns: Description, Impervious Area (sf), Developed Area (sf). Lists lots #1 through #25 and a Totals row.

Lands n/f of River's Edge Common Land
Volume 18946, Page 340
Plan Book 203, Page 105
Tax Map 6 - Lot 42
River's Edge Subdivision
Common Open Space
See plan reference a.

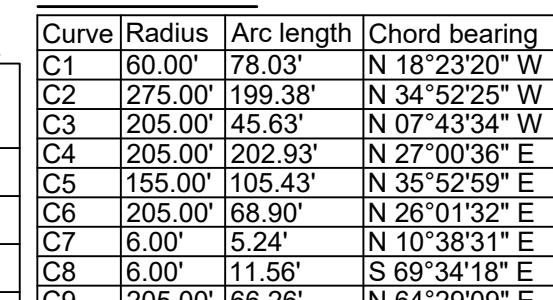
Lands n/f of Lillian M. Plummer
Volume 29006, Page 147
Tax Map 3 - Lot 18

Lands n/f of Elizabeth W. Dube
Volume 6230, Page 231
Tax Map 6 - Lot 25A

STATE OF MAINE
CUMBERLAND, ss, REGISTRY OF DEEDS
Received at _____ h _____ m _____ M, and recorded in Plan File _____
ATTEST: _____
REGISTER

Adam N. Robinson, Maine Licensed Professional Land Surveyor No. 2361

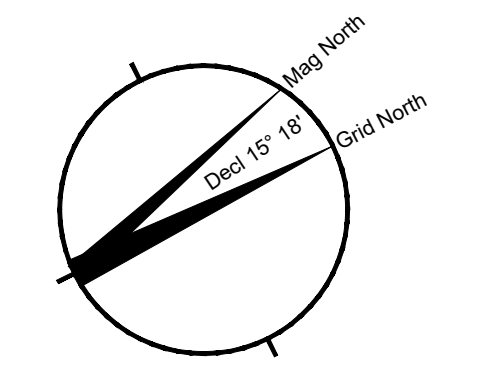
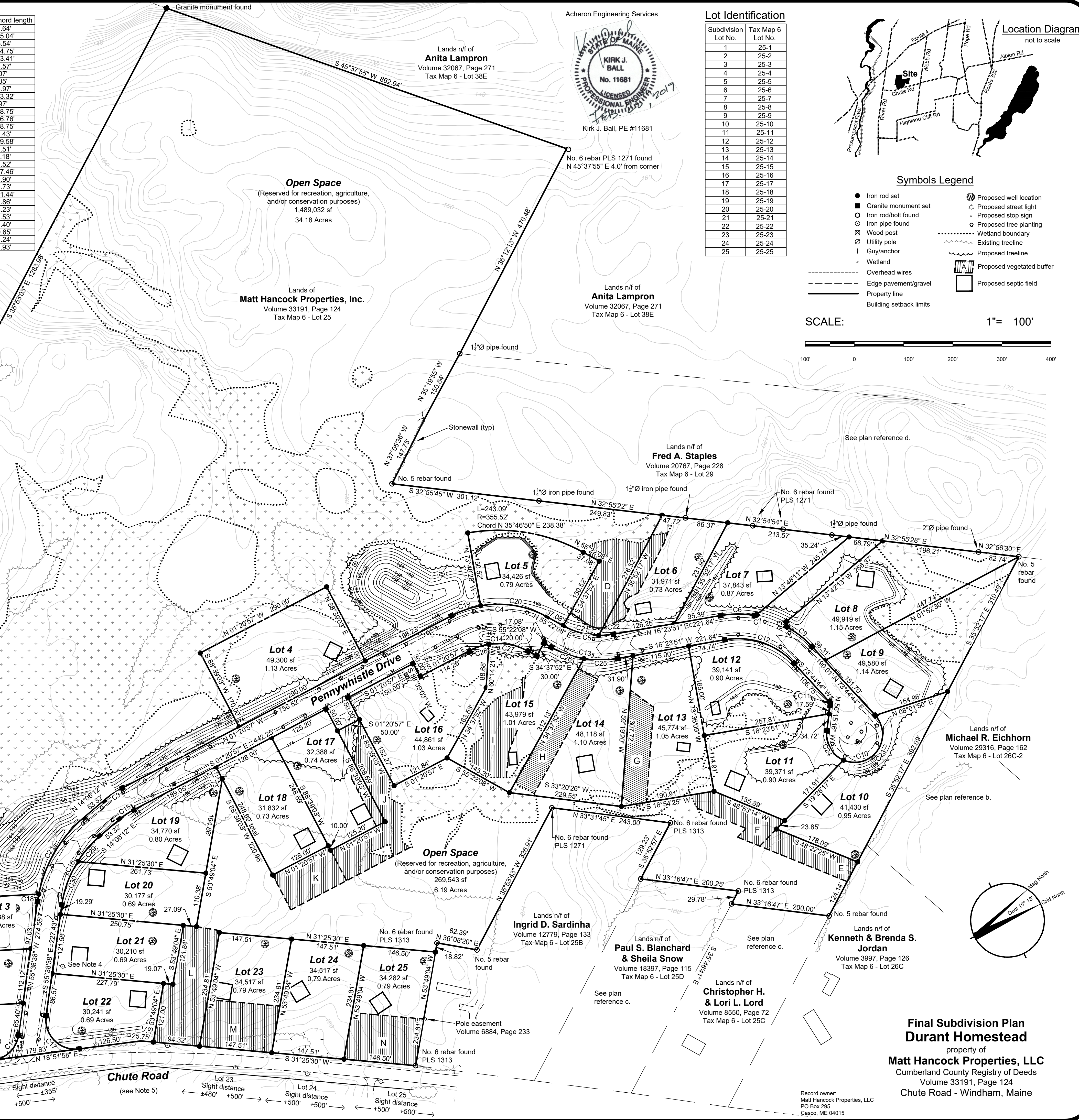
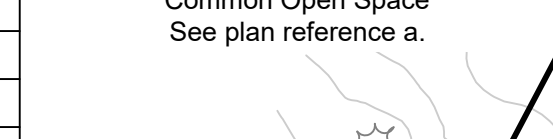
Location Diagram



Symbols Legend

- Iron rod set
Granite monument set
Iron rod/bolt found
Iron pipe found
Wood post
Utility pole
Guy/anchor
Wetland
Overhead wires
Edge pavement/gravel
Property line
Building setback limits
Proposed well location
Proposed street light
Proposed stop sign
Proposed tree planting
Wetland boundary
Existing treeline
Proposed treeline
Proposed vegetated buffer
Proposed septic field

SCALE: 1"= 100'



Final Subdivision Plan
Durant Homestead
property of
Matt Hancock Properties, LLC
Cumberland County Registry of Deeds
Volume 33191, Page 124
Chute Road - Windham, Maine
Record owner: Matt Hancock Properties, LLC
PO Box 295
Cassco, ME 04015