

**Town of Windham**

Planning Department:

8 School Road

Windham, Maine 04062

Tel: (207) 894-5960 ext. 2

Fax: (207) 892-1916 -

www.windhammaine.us**MAJOR SUBDIVISION – FINAL PLAN - REVIEW APPLICATION**

FEES FOR MAJOR SUBDIVISION FINAL PLAN REVIEW		APPLICATION FEE: AMENDED APPLICATION FEE:		<input checked="" type="checkbox"/> \$350.00 <input type="checkbox"/> \$350.00	AMOUNT PAID: \$ _____ DATE: _____		
<input type="checkbox"/> Amended Major Subdivision Each Lot / Revision		REVIEW ESCROW: AMENDED REVIEW ESCROW:		<input checked="" type="checkbox"/> \$250.00 <input type="checkbox"/> \$250.00	Office Use: _____ Office Stamp: _____		
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	6	Lot(s) #	26	Zoning District(s)	
	# Lots/dwelling units:	Total Distr. >1Ac.		<input type="checkbox"/> Y <input type="checkbox"/> N			
	Physical Address:	4 Betty Lane, Windham				Watershed:	
PROPERTY OWNER'S INFORMATION	Name:	Pinehurst Development LLC				Name of Business:	
	Phone:					Mailing Address:	
	Fax or Cell:						
	Email:						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Laurie Bachelder				Name of Business:	RCI, LLC
	Phone:	207-415-8723				Mailing Address:	366 Route 1, Falmouth, Me 04105
	Fax or Cell:	207-415-8723					
	Email:	laurie@mainedevelopmentgroup.com					
APPLICANT'S AGENT INFORMATION	Name:	Steve Roberge				Name of Business:	SJR Engineering Inc
	Phone:	207-242-6248				Mailing Address:	16 Thurston Drive, Monmouth, Me 04259
	Fax or Cell:	207-242-6248					
	Email:	steve@sjreng.com					
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): A portion of the parcel has been previously developed with 2 mobile homes. The remainder of the site is undeveloped woods. A paved driveway has been constructed and has been named Betty Lane.						
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): The project is to create new residential lots with a private 850' access road in the same general location as the existing driveway known as Betty Lane. The proposed 6 lots will be created using the conservation subdivision criteria. The proposed development will include 6 residential lots, 850' of new private access road, and a soil filter detention pond. The remaining area is designated as open space. Each of the lots will have private sewer, private drilled well water, and underground utilities. Ditches along the side of road will capture and divert stormwater to a soil filter/detention pond for treatment.						
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): The site has been reviewed for environmental constraints. A portion of the parcel has been identified as being a forested wetland and has been included in the conservation open space. No other constraints have been identified.						

MAJOR SUBDIVISION - FINAL PLAN - REVIEW APPLICATION REQUIREMENTS

Section 910 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

The Major Plan document/map:

- ✓ A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
 - Name of the preparer of plans with professional information
 - Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks prior to the desired Staff Review Committee meeting.
 - Five copies of the application and plans
 - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:
 - Windham Planning Department (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner sjpuleo@windhammaine.us
 - Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SUBDIVISION REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 907.B., 910.C., & 911. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).

Final Plan - Major Subdivision - Submission Requirements:	Applicant	Staff		Applicant	Staff
A. Written information -- submitted in a bound report.			B. Mandatory Plan Information		
1. A fully executed application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit.	<input type="checkbox"/>	<input type="checkbox"/>	2. Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If public open space is to be provided, written offers of cession to the Town of Windham shall be provided NA	<input type="checkbox"/>	<input type="checkbox"/>	3. Seal of the Maine Licensed Professional who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents. NA	<input type="checkbox"/>	<input type="checkbox"/>	4. All public open spaces for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider. NA	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of any outside agency approvals. SW PBR SUBMITTED AFTER APPROVALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Location of all permanent monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site.	<input type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Digital transfer of subdivision plan data (GIS format).	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT THE NAME

WARRANTY DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **RCI DEVELOPMENT GROUP, LLC**, an individual having a mailing address of 366 Route 1, Falmouth, Maine 04105, for consideration paid, grants to **[LOT BUYER]**, with a mailing address of _____, with warranty covenants, a certain lot or parcel of land more particularly bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, the said _____, _____ of RCI Development Group, LLC has hereunder set his/her hand seal as of the date notarized below.

WITNESS:

[NAME]

STATE OF MAINE
COUNTY OF CUMBERLAND

_____, 202_

Personally appeared the above-named _____ and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said RCI Development Group, LLC.

Before me,

Notary Public/Maine Attorney-at-law
Print Name: _____
Commission Expires: _____
(Affix notarial seal)

EXHIBIT A

A certain lot or parcel of land located in the Town of Windham, County of Cumberland, and State of Maine being LOT ____ as shown on plan entitled "_____", dated _____, 2024, prepared by _____ and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____ (the "Plan").

The herein above described parcel is conveyed together with the following described right-of-way, which are shown on the Plan and collectively shall be known as Betty Lane, to be used in common with others, for all purposes of ingress and egress, including the installation of utilities, over and across the hereinafter described right-of-way. Betty Lane is a private street to be maintained by the Betty Lane Homeowners' Association until accepted by the Town of Windham.

[INSERT ROW DESCRIPTION PENDING FINAL APPROVAL]

LOT ____ is a portion of lands of RCI Development Group, LLC, described a deed from Pinehurst Development, LLC to RCI Development Group, LLC dated _____ and recorded in Book _____, Page _____ of the Cumberland County Registry of Deeds.

LOT ____ is conveyed SUBJECT TO the following:

1. All notes and matters shown on the Plan;
2. Terms and conditions of a Declaration dated _____ and recorded in said Registry of Deeds in Book _____, Page _____;
3. The Bylaws of the Betty Lane Homeowners' Association,

**Declaration of Covenants, Conditions, and Restrictions
of Betty Lane Association, Including Powers and Duties**

This Declaration of Covenants, Conditions, and Restrictions (this **Declaration**) is made this _____ (date), by RCI Development Group, LLC, a limited liability corporation existing under the laws of Maine, (the **Association**), concerning the residential Subdivision known as Betty Lane Subdivision) (the **Subdivision**).

Whereas, RCI Development Group, LLC a corporation organized and existing under the laws of Maine, having its principal office at 366 Route 1, Falmouth ME 04105 (the **Developer**), is the owner of real property located in Cumberland County, Maine, which real property is fully described in a deed from Vivamax, LLC to Pinehurst Development, LLC dated October 6, 2023 and recorded in the Cumberland County Registry of Deeds at Book 40405, Page 109; and

Whereas, the Developer is in the process of developing and platting the mentioned real property to a residential community and contemplates subdividing the property into 6, quality, single-family residential lots, and, in addition, setting aside certain tracts of land for community open space for use by the Association and residents of the Subdivision; and

Whereas, the Developer desires that the entire Subdivision constitute a single residential community with access, use, and rights and obligations toward the ownership, operation, and maintenance of community facilities, open space, and other amenities, and that such properties are also benefited and burdened by the same land-use restrictions and controls; and

Now, therefore, in consideration of the above, and other valuable consideration, the Association by this Declaration subjects all of the real property described in **Exhibit A** to the following covenants, charges, assessments, conditions, and restrictions, subject to the limitations contained in this Declaration.

I. Retention of Buffer

Each property owner shall exercise as much care as is possible to retain natural vegetation, trees, shrubs, and other similar growth.

Owners of lots 1,2 and 3 shall maintain the 50ft vegetative buffer from the property line.

II. Community Open Space, Road and Amenities.

A. There shall be created, as shown on the face of the plat of the Subdivision, such open space tracts and roads as the Developer shall create ("the Common Elements"). The Common Elements, as well as all open-space

easements created or arising out of the Subdivision development, shall be for the benefit of all properties in the Subdivision and shall be developed, paid for, and maintained by the Association, as provided in this Declaration.

B. On the filing of the final Subdivision plan for the Subdivision, the Common Elements shall be conveyed to and accepted by the Association.

C. Maintenance of the Common Elements shall be performed by the Association at the cost and expense of the lot owners within the subdivision. Road maintenance shall be performed by the Association until such time as the road is accepted as a public way by the Town of Windham. All of such costs, including, but not limited to, maintenance expenses, insurance, and real property taxes, shall be borne by the individual lot owners who have purchased from the Developer, such lot owners to pay their pro rata share based on the ratio of their lots to the total number of lots that have been created by the filing of the final Subdivision map. It is the express intent and understanding of the parties that, during the development phase of the Subdivision, the lots that have been created in the earlier phases will have the benefit of the open-space tracts, open-space easements, and amenities that exist on them, and should pay for the same, and that the undeveloped property within the Subdivision should not bear the burden of such expense.

III. General and Special Assessments.

A. By acceptance of the deed or other instrument of conveyance for his or her lot within the subdivision, each lot owner shall be deemed to agree to pay to the Association annual assessments and special assessments for capital improvements. Such assessments shall be fixed, established, and collected from time to time as provided bylaws to be adopted by the Association. The annual and special assessments, together with such interest and costs of collection as provided below, shall be a continuing lien on the property affected and shall also be a personal obligation of the owner of the property on the date when the assessment is due. Such personal obligation shall not pass to successors in title to the affected property unless expressly assumed by the successors.

1. Unless changed by a vote of two-thirds of the lot owners, the annual assessment for any lot in the Subdivision shall be that amount last approved by a majority of the lot owners.

2. The Association may levy, in addition to annual assessments, a special assessment or assessments in any calendar year applicable to that year only, for the purpose of defraying in whole or in part the cost of construction or reconstruction or expected repair or replacement of a described capital improvement or capital improvements on the common properties in the subdivision, including fixtures and personal property

related to the same. The process and guidelines for special assessments shall be set forth in the Association's bylaws.

B. It shall be the duty of the Association to notify all owners or contract purchasers of lots within the subdivision, whose addresses shall be supplied to the Association, by sending written notice to each of the owners within 14 days after the date on which the assessment has been fixed and levied, giving the amount of the charge or assessment for the current year, when the same shall be due, and the amount due for each lot or partial lot owned by each such owner. Failure of the Association to levy an assessment or charge for any one year shall not affect the right of the Association to issue assessments in future years. Failure to deliver or levy an assessment due to a lack of an address for the owner of any particular lot within the Subdivision shall not discharge the obligation of any such owner from paying the assessment, and it shall be the obligation of any such owner to notify the Association of the owner's current address.

C. Any general or special assessment levied as set forth in this Declaration shall become a lien on the affected real estate as soon as the assessment is due and payable as set forth above. If any owner fails to pay the assessment when due, then the assessment shall bear interest at the maximum legal rate permitted by Maine from the date when the assessment is due until it is paid in full.

1. 30 days after the date of any such assessment has been fixed and levied, the assessment, if not paid, shall become delinquent and the payment of both principal and interest may be enforced as in the case of a laborer's lien on the affected real estate. A notice of the assessment may be filed with the Cumberland County Registry of Deeds, and venue shall be laid in Cumberland County, Maine. It shall be the duty of the Board of Directors of the Association, as provided below, to bring actions to enforce such liens before they expire. The Association, in its discretion, may file certificates of nonpayment of assessments with the County of Cumberland County, Maine, whenever the assessments are delinquent. For each certificate so filed, or for any lien so filed, the Association shall be entitled to collect from the owner or owners of the property described in the certificate or lien a fee of \$1000, which fee is declared to be a lien on the affected real estate, and shall be collectible in the same manner as the original assessment provided for in this Declaration.

2. Any such lien shall continue in accordance with Maine law, unless legal proceedings shall be instituted to collect the assessments, in which event the lien shall continue until the termination of the legal proceedings and the sale of the property under the execution of the judgment establishing the same.

3. If legal proceedings are commenced to collect any such assessment, or if the services of an attorney are retained by the Association in connection with same, the nonpaying owner or owners shall be obligated to pay all costs incurred, plus reasonable attorneys' fees, which costs and fees shall become a portion of the assessment and may be foreclosed on in the same manner as the assessment as provided above.

D. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, enjoyment, and welfare of the residents in the Subdivision and, in particular, for the improvement and maintenance of property, service, and facilities devoted to the above-stated purpose and related to the use and enjoyment of the common properties and of the homes situated in the subdivision. Without limiting the generality of the above statement of purpose, the assessments shall be applied by the Association to the payment of the costs to:

1. Enforce any and all building and land-use restrictions that exist as of the date of this Declaration or which may be lawfully imposed on or against any of the property in the Subdivision.

2. Maintain the community open-space tracts and amenities and improvements on them as provided in this Declaration.

3. Pay expenses to carry out the above, such as attorneys' fees, manager's fees, expenses of liability, fire, and other insurance, bookkeeping and accounting expenses, and any and all other expenses that may from time to time be deemed necessary to carry out the intent of this Declaration by the Association.

IV. Miscellaneous and General Provisions.

A. Each owner, by purchasing any lot in the Subdivision shall automatically become a member of the Association and shall be bound by the terms and conditions of this Declaration, the articles and bylaws of the Association, and such rules and regulations as may be promulgated and adopted by the Association under the Articles and Bylaws.

B. On transfer, conveyance, or sale by any owner of all of his or her or its interest in any Subdivision lot, the owner's membership in the Association shall cease and terminate.

C. Except as provided in this Declaration, the Association shall be the sole judge of the qualifications of its membership and of the right to participate in and vote at its meetings.

D. The official address of the Association is _____
(street address, city, county, state, zip code), and shall remain so until changed
by the Association, at which time the Association shall notify each member of the
change in address.

E. Each lot owner or lot purchaser, on the purchase of the lot, shall
immediately notify the Association of the owner's name and address.

F. By written consent of 100% of all of the lot owners, the Association may
be given such additional powers as may be described by the Association, or
otherwise modify or amend this Declaration in any manner.

G. Prior to the actual organization or incorporation of the Association
contemplated by the terms of this Declaration, the Developer shall have the right,
at its option, to perform the duties and assume the obligations, levy and collect
the assessments and charges, and otherwise exercise the powers conferred by
this instrument on the Association in the same way and in the same manner as
though all such powers and duties were given in this instrument to the Developer
directly. The Developer shall also have the right to modify, amend, repeal, or
change any of the terms of this Declaration prior to the actual organization or
incorporation of the Association.

H. The Association shall, at all times, observe all of the laws, regulations,
ordinances, and the like of Windham, Maine, and of the United States of
America, and if, at any time, any of the provisions of this Declaration shall be
found to be in conflict with them, then such parts of this Declaration as are in
conflict with those laws, regulations, ordinances, and the like shall become null
and void, but no other part of this Declaration not in conflict shall be affected.

I. Subject to the limitations set forth in this Declaration, Association shall
have the right to make such reasonable rules and regulations and to provide
such means and to employ such agents as will enable it adequately and properly
to carry out the provisions of this Declaration.

J. All of the provisions of this Declaration shall be deemed to be covenants
running with the land, and shall be binding on and inure to the benefit of the
owners of the properties described in **Exhibit A**, their heirs, successors, and
assigns. All parties claiming by, through, or under them shall be taken to hold,
agree, and covenant with such owners, their successors in title, and with each
other, to conform to and observe all of the terms and conditions contained in this
Declaration.

K. Any lot owner, or the Association, may maintain any legal proceedings to
compel or enforce any of the terms and conditions of this Declaration.

WITNESS as of the day and date first above stated.

By: _____

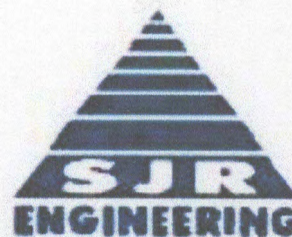
RCI Development Group, LLC

(Title of Officer)

(Acknowledgment)

April 24, 2024

Ciara Wentworth, Resource Biologist
Department of IF+W
41 State House Station
Augusta, Maine 04333-0041



Re: Proposed Betty Lane Subdivision Plan, Windham, Maine

Dear Ciara,

I have attached a copy of the construction plan set showing the location for a proposed 6 lot subdivision located along Betty Lane in Windham, Maine. SJR Engineering Inc has been retained by RCI, LLC (Owner/Applicant) to prepare any State and local applications for the proposed project.

I would appreciate if you could review the MDIFW files for known locations of Endangered, Threatened, and Special Concern (Rare) species, designated Essential and Significant Wildlife Habitats, inland fisheries and aquatic habitats, and other Protected Natural Resources in the vicinity to the proposed development pursuant to MDIFW's authority so I can pass that information along to the Owner, MDEP, and Town. A timely response will be included with our application materials.

Please feel free to contact me if you have any questions.

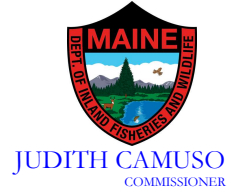
Sincerely yours,

Stephen Roberge, PE
for SJR Engineering Inc.

Attachments: Site plan



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



May 17, 2024

Steve Roberge
SRJ Engineering, Inc.
16 Thurston Drive
Monmouth, ME 04259

RE: Information Request - Betty Lane, Subdivision, Windham Project (ERID 7678)

Dear Steve:

Per your request received on April 24, 2024, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **Betty Lane, Subdivision, Windham** project, pursuant to MDIFW's authority. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of

Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. We recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of

Letter to Steve Roberge, SRJ Engineering, Inc.
Comments RE: Betty Lane, Subdivision, Windham
May 17, 2024

Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in blue ink that reads "Emily Robinson". The signature is written in a cursive, flowing style.

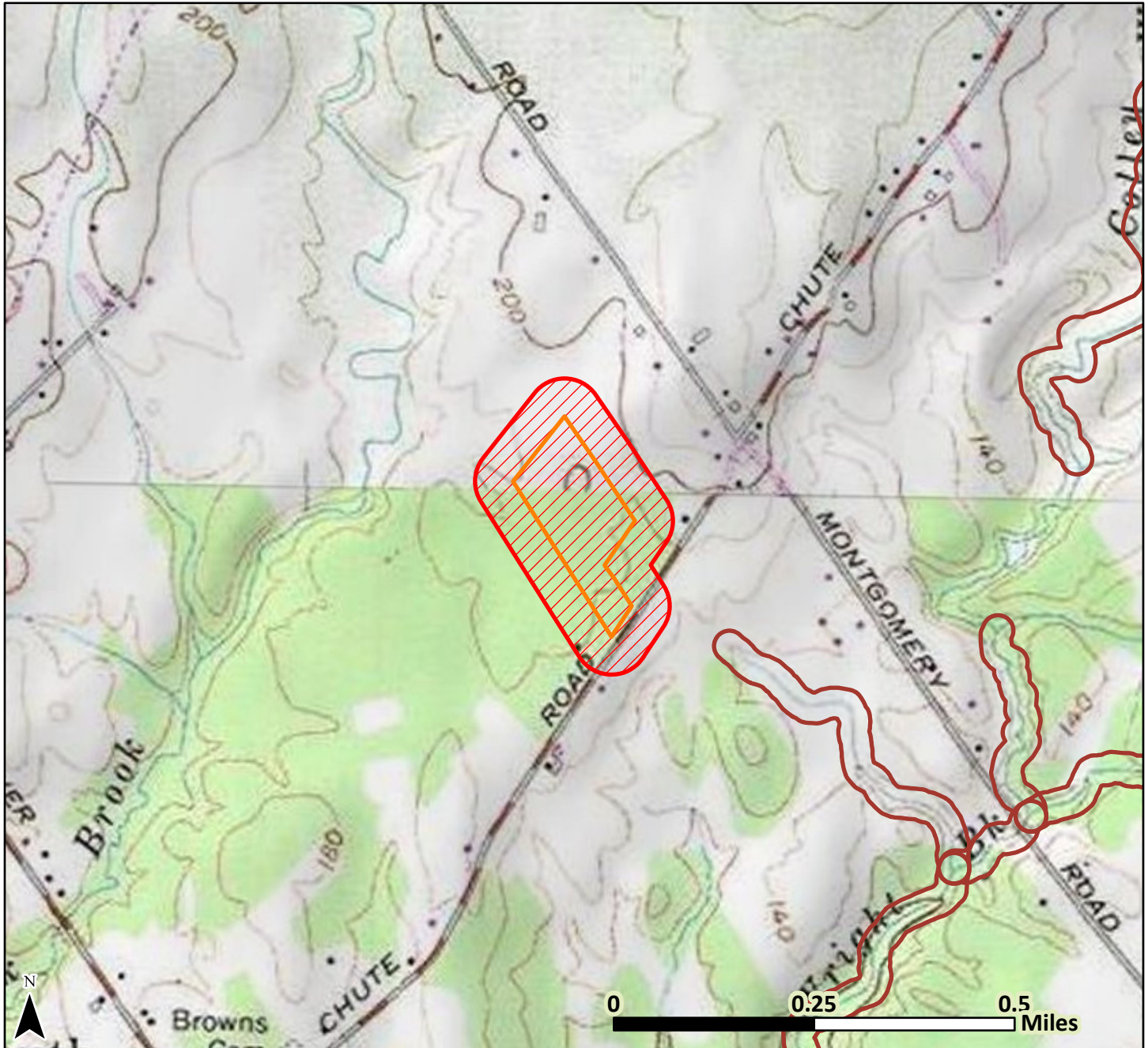
Emily Robinson
Resource Biologist



Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

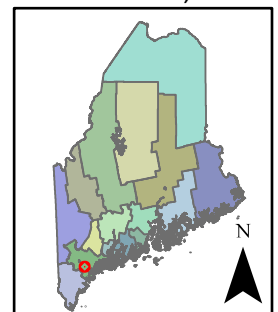
Betty Lane, Subdivision, Windham

Project ID 7678_9398



- County Boundary
- Township Boundary
- Project Footprint (Polygon)
- Search Area
- Special Concern Fish

Date: 5/14/2024
Projection:
UTM Zone 19N, NAD83



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

WAIVERS GRANTED

- 1) HIGH INTENSITY SOILS MAPPING
- 2) TRAFFIC STUDY
- 3) OPEN SPACE REQUIREMENT

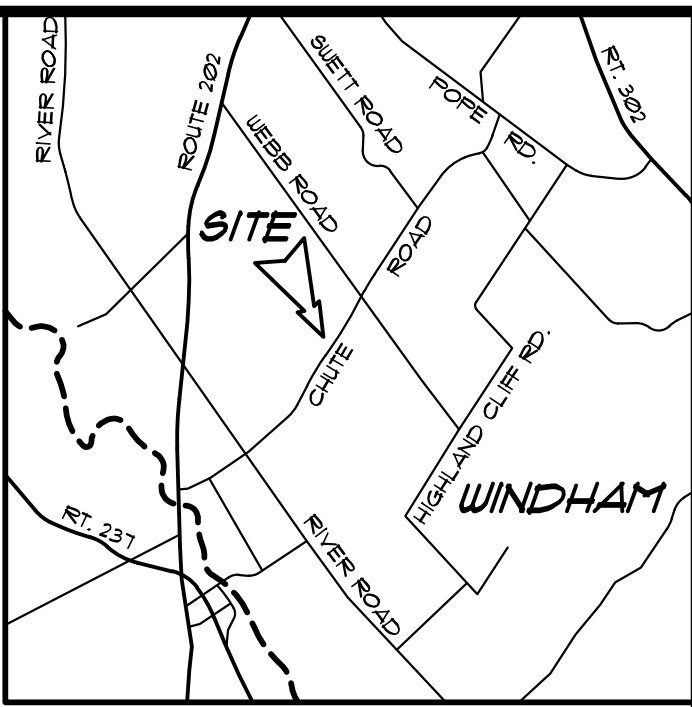
N/F
NANCY
FREDETTE
TM 6, L29
40229/342

N/F
JANICE
BOUCHER
TM 6, L28
26,441/194

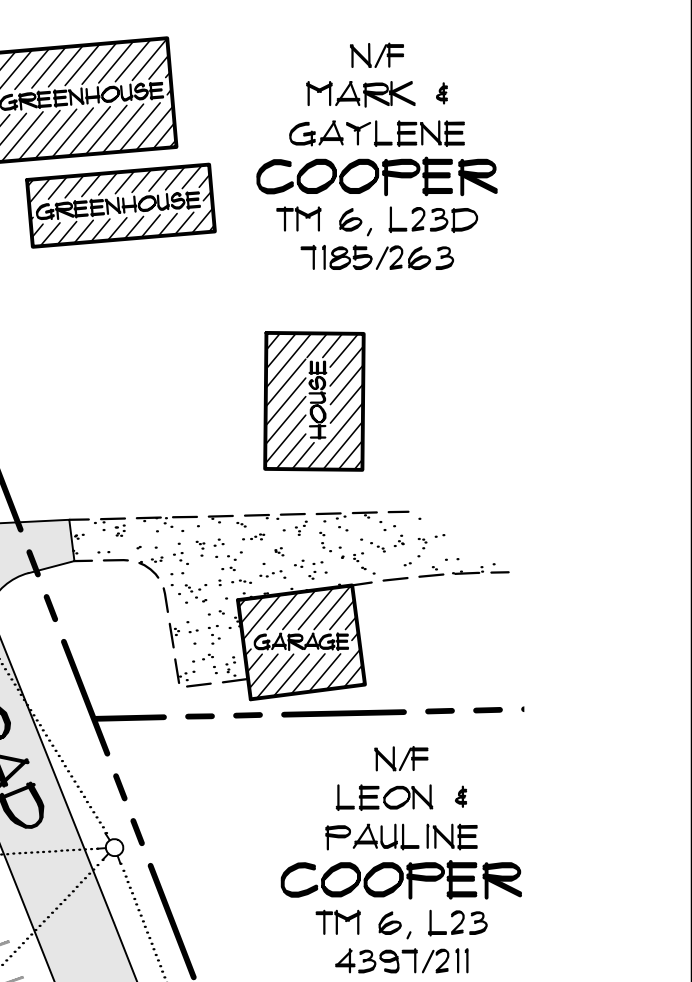
N/F
RICHARD
COMMOSS et al
TM 6, L21
9332/282

LOT DEVELOPED AREA SUMMARY

LOT NUMBER	LOT AREA	IMPERVIOUS AREA	DEVELOPED AREA
1	30,030 sf	2190 sf	15,960 sf
2	30,203 sf	3602 sf	11,317 sf
3	30,131 sf	3631 sf	15,625 sf
4	32,338 sf	3258 sf	16,449 sf
5	30,551 sf	3361 sf	17,529 sf
6	30,053 sf	3070 sf	12,458 sf



LOCATION MAP



LOT IDENTIFICATION

SUBDIVISION LOT NUMBER	TAX MAP 6 LOT NUMBER
1	26-1
2	26-2
3	26-3
4	26-4
5	26-5
6	26-6

NOTES

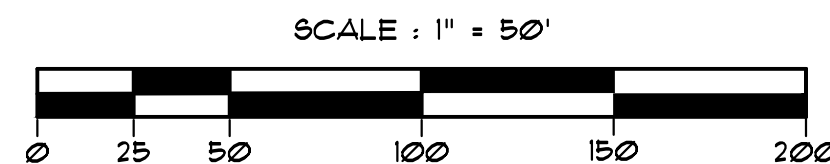
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPT. 2023, PREPARED BY WAYNE T. WOOD & CO.
- 2) PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- 3) SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- 4) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
TOTAL PARCEL AREA = 12.84 ACRES (559,241 sf)
5) RIGHT OF WAY AREA = 48,173 sf. LOTS 1-1 AREA = 183,318 sf
CONSERVATION AREAS = 321,750 sf
- 6) OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40409, PAGE 109 TAX MAP 6, LOT 26
- 7) REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) "PLAN OF PROPERTY FOR PETER KLICHNIK", DATED JANUARY 19, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- 8) THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230189 0030 B, DATED SEPTEMBER 2, 1981.
- 9) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' @ CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25', SIDE & REAR SETBACK = 10'
MAXIMUM BUILDING HEIGHT = 35' MAXIMUM BUILDING COVERAGE = 25%
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- 10) WETLANDS WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY NATURAL RESOURCES SURVEY, BETTY LANE, WINDHAM", DATED FEBRUARY 8, 2023, PREPARED BY BASSWOOD ENVIRONMENTAL.
- 11) FILL OR ALTERATION OF WETLANDS SHOWN ON THIS PLAN IS NOT AUTHORIZED WITHOUT PRIOR APPROVAL FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS.
- 12) BUFFERS DEPICTED ON THIS 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.
- 13) OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DUELLING UNITS SHALL BE ALLOWED IN THESE AREAS. CONSTRUCTION AND IMPROVEMENTS IN THIS AREA SHALL BE LIMITED TO STRUCTURES AND BUILDING ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
- 14) PLANNING BOARD APPROVAL 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.
- 15) LOTS ARE TO BE SERVICED BY PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND OVERHEAD AND UNDERGROUND UTILITIES.

CONDITIONS OF APPROVAL

- 1) APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JANUARY 22, 2024 & APRIL 22, 2024 AS AMENDED ON (DATE OF FINAL APPROVAL) 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 AND SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-913 OF THE LAND USE CODE.
- 2) PRIOR TO THE CONVEYANCE OF ANY LAND IN THE SUBDIVISION, THE APPLICANTS SHALL RECORD THE APPROVAL PLAN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND THE STREET ON WHICH THE LOT FRONTS ARE COMPLETE IN ACCORDANCE WITH THESE REGULATIONS UP TO AND INCLUDING THE ENTIRE FRONTAGE, PER SECTION 120-913 (1) & (2).
- 3) PRIOR TO THE PRE-CONSTRUCTION MEETING, A HOMEOWNER'S ASSOCIATION BYLAWS, CONVENTS AND DOCUMENTATION FOR THE CARE AND MAINTENANCE OF BETTY LANE AND/OR OPEN SPACE AREAS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND A COPY OF THE RECORDED DOCUMENTATION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR VERIFICATION.
- 4) RECREATION IMPACT FEE (1), OPEN SPACE IMPACT FEE (2), PUBLIC SAFETY IMPACT FEE (3) AND MUNICIPAL OFFICE IMPACT FEE (4) - ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, SECTION 120-1201.
- 5) BEFORE ISSUING BUILDING PERMITS FOR LOTS 1, 2, 3 AND 4, THE APPLICANT OR BUILDER MUST HAVE THE TOWN ENGINEER VERIFY THE 50' CONSERVATION SUBDIVISION BOUNDARY BUFFER LINE PINNED, STAKED OR FENCED IN THE FIELD.

NOTES (CONTINUED)

- 16) ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DUELLING UNITS SHALL BE PLACED ON ANY LOT.
- 17) BETTY LANE SHALL REMAIN PRIVATE AND TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. A ROAD OWNERS ASSOCIATION SHALL BE DEVELOPED TO ESTABLISH AND DETERMINE THE ALLOWABLE USES AND RESPONSIBILITIES OF EACH LOT OWNER WITH REGARDS TO UPKEEP, MAINTENANCE AND REPAIR OF SAID ROAD. THE ROAD SHALL NOT BE OFFERED FOR ACCEPTANCE BY THE TOWN OF WINDHAM UNTIL IT MEETS ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
- 18) TEST PITS 1-6 WERE PERFORMED BY BASSWOOD ENVIRONMENTAL IN FEBRUARY 2024. TEST PITS MC1-MC16 WERE PERFORMED BY MARK CENCI GEOLOGIC, INC. IN MARCH 2024.
- 19) DUG WELLS ARE PROHIBITED. WHERE BEDROCK IS ENCOUNTERED AT A DEPTH OF 10' OR LESS AT ANY WELL, INSTALL WATER SUPPLY WELLS WITH CASING SET AND GROUTED A MINIMUM OF 20' BELOW THE SOLID BEDROCK SURFACE. WELLS SHALL NOT BE CONSTRUCTED WITHIN 100' OF THE TRAVELED OF ANY STREET IF LOCATED DOWNHILL FROM THAT STREET OR WITHIN 50' OF THE TRAVELED WAY OF ANY STREET IF LOCATED UPHILL OF THE STREET.
- 20) WHERE BEDROCK IS ENCOUNTERED AT A DEPTH OF 10' OR LESS AT ANY WELL, INSTALL WATER SUPPLY WELLS WITH CASING SET AND GROUTED A MINIMUM OF 20' BELOW THE SOLID BEDROCK SURFACE.
- 21) ALL RESIDENTIAL HOMES SHALL BE EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF NFPA-13D.



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- STONE WALL
- BUILDING SETBACK
- UTILITY POLE WITH OVERHEAD WIRES
- IRON PIPE OR ROD FOUND (PER PLAN IN NOTE 1)
- IRON ROD TO BE SET
- GRANITE MONUMENT TO BE SET
- IRON ROD SET ON CONSERVATION BUFFER
- PROPOSED WELL LOCATION (SEE NOTES 19 & 20)
- EXISTING TREELINE
- NEW TREELINE
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- TAX MAP AND LOT NUMBER
- TEST PIT (SEE NOTE 18)
- EXISTING BUILDING
- EXISTING PAVEMENT
- WETLAND AREA (SEE NOTES 10 & 11)
- NEW LANDSCAPE TREE

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C-1	51.00'	50.00'	N21°50'03"E	48.41'
C-2	51.00'	20.13'	N63°04'42"E	20.02'
C-3	51.00'	58.43'	S11°26'23"E	55.31'
C-4	51.00'	63.95'	S15°55'48"E	60.66'

NET RESIDENTIAL AREA & DENSITY

TOTAL PARCEL AREA - 12.84 ACRES (559,241 sf)

DEDUCTIONS	
a) PROPOSED ROAD R/W	48,173 sf
b) SLOPES GREATER THAN 25%	0 sf
c) LAND WITHIN 100-YEAR FLOOD ZONE	0 sf
d) VERY POORLY DRAINED SOILS	0 sf
e) AREAS WITHIN RESOURCE PROTECTION ZONE	0 sf
f) UNSUITABLE DUE TO DRAINAGE/WETLANDS	19,020 sf
g) WATER BODIES	0 sf
h) WILDLIFE HABITAT	0 sf
i) ENDANGERED SPECIES	0 sf
TOTAL DEDUCTIONS	121,253 sf
TOTAL PARCEL AREA MINUS DEDUCTIONS	431,988 sf

REQUIRED OPEN SPACE CALC. FOR CONSERVATION LOTS
DEDUCTED AREA (121,253 sf) + 50% REMAINING AREA (215,994 sf) = 343,246 sf (MIN.)
TOTAL OPEN SPACE PROVIDED = 321,750 sf

NET DENSITY CALCULATION
REMAINING AREA (431,988 sf) DIVIDED BY FARM DIST. NET DENSITY (60,000)

= 7.20 LOTS ALLOWED

RECORDING DATA

CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ h. _____ m. _____

RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

PLANNING BOARD APPROVAL

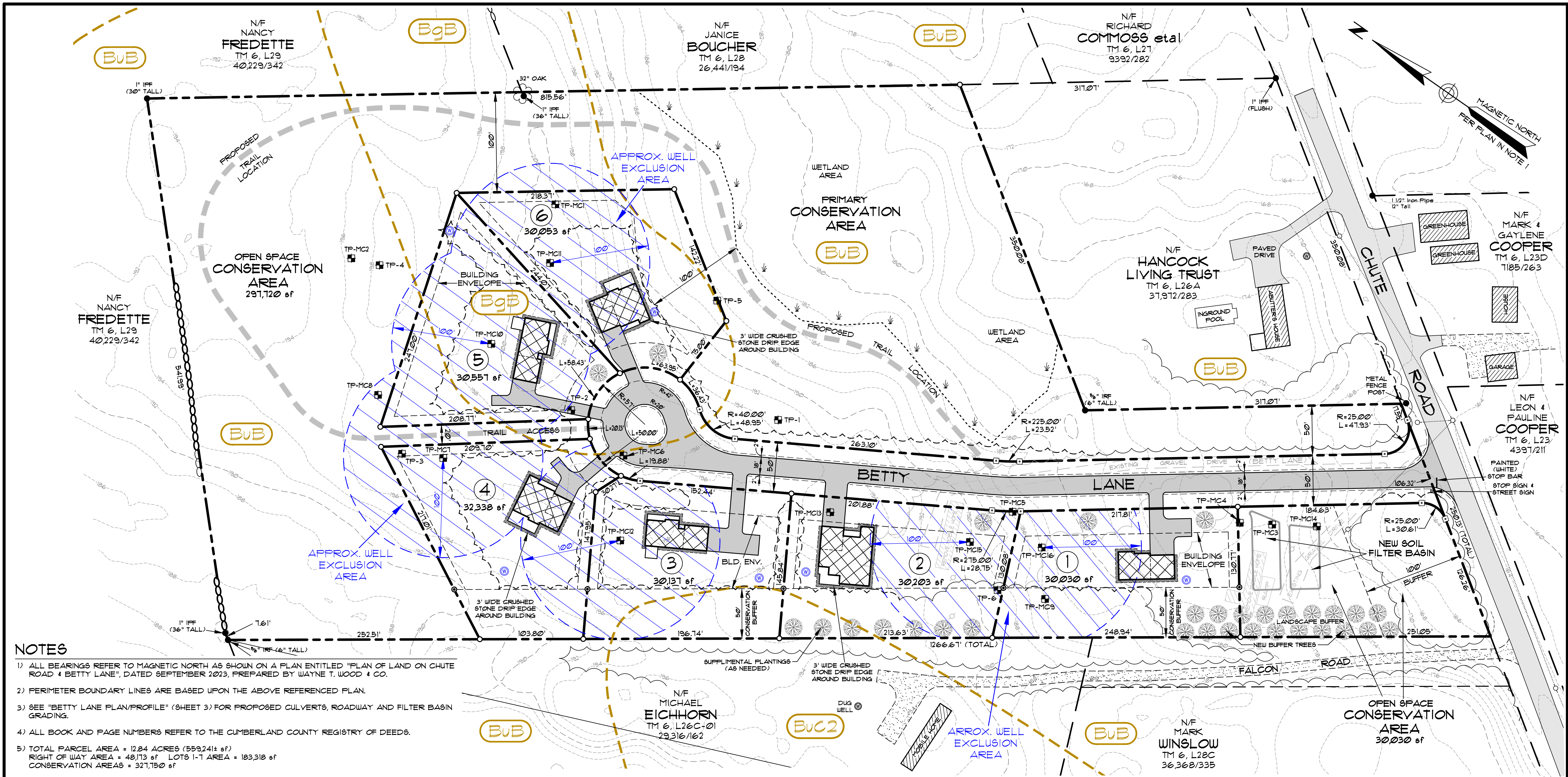
THIS IS TO CERTIFY THAT AFTER THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 20-AMRSA STATUTE 4404, AS AMENDED, AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF WINDHAM, THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH THEREIN, AND THEREFORE THE SUBDIVISION IS APPROVED.

DATE: _____ PROJECT: _____
3-30-2024 2024-05
DRAWN BY: _____ SCALE: _____
SJR 1" = 50'

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6248 tel
steve@sjeeng.com

SUBDIVISION PLAN
EDGEWOOD ESTATES
BETTY LANE - WINDHAM, MAINE
PREPARED FOR
RCL, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SHEET 1



NOTES

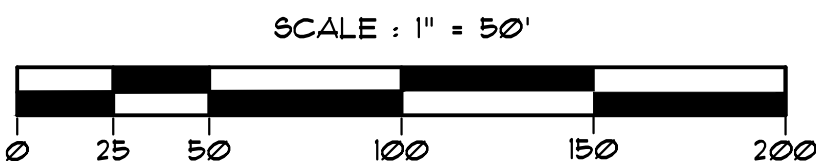
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPTEMBER 2023, PREPARED BY WAYNE T. WOOD & CO.
- 2) PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- 3) SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- 4) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 5) TOTAL PARCEL AREA = 12.84 ACRES (559,241 ± sf)
RIGHT OF WAY AREA = 48,113 sf LOTS 1-1 AREA = 183,318 sf
CONSERVATION AREAS = 321,150 sf
- 6) OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40405, PAGE 103 TAX MAP 6, LOT 26
- 7) REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) "PLAN OF PROPERTY FOR FETER KLUCHNIK", DATED JANUARY 19, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- 8) THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230105 0050 B, DATED SEPTEMBER 2, 1981.
- THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- 9) WETLANDS WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY NATURAL RESOURCES SURVEY, BETTY LANE, WINDHAM", DATED FEBRUARY 8, 2023, PREPARED BY BASSWOOD ENVIRONMENTAL.
- 10) LOTS ARE TO BE SERVICED BY PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND OVERHEAD AND UNDERGROUND UTILITIES.
- 11) ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.
- 12) BETTY LANE SHALL REMAIN PRIVATE AND TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. A ROAD OWNERS ASSOCIATION SHALL BE DEVELOPED TO ESTABLISH AND DETERMINE THE ALLOWABLE USES AND RESPONSIBILITIES OF EACH LOT OWNER WITH REGARDS TO UPKEEP, MAINTENANCE AND REPAIR OF SAID ROAD.
- 13) TEST PITS 1-6 WERE PERFORMED BY BASSWOOD ENVIRONMENTAL IN FEBRUARY 2024. TEST PITS MC1-MC14 WERE PERFORMED BY MARC CENSI GEOLOGIC, INC. IN MARCH 2024.
- 14) APPROXIMATE WELL EXCLUSION AREAS ARE SHOWN AS BEING 100' FROM THE TEST PITS. ACTUAL LOCATION WILL BE 100' FROM THE EDGES OF THE SEPTIC SYSTEMS ONCE THEY ARE CONSTRUCTED.

NET RESIDENTIAL AREA & DENSITY

TOTAL PARCEL AREA -	12.84 ACRES (559,241 ± sf)
DEDUCTIONS	
a) PROPOSED ROAD R/W	= 48,113 sf
b) SLOPES GREATER THAN 25%	= 0 sf
c) LAND WITHIN 100-YEAR FLOOD ZONE	= 0 sf
d) VERY POORLY DRAINED SOILS	= 0 sf
e) AREAS WITHIN RESOURCE PROTECTION ZONE	= 0 sf
f) UNSUITABLE DUE TO DRAINAGE/WETLANDS	= 19,080 sf
g) WATER BODIES	= 0 sf
h) WILDLIFE HABITAT	= 0 sf
i) ENDANGERED SPECIES	= 0 sf
TOTAL DEDUCTIONS	= 121,253 sf
TOTAL PARCEL AREA MINUS DEDUCTIONS	= 431,988 sf

REQUIRED OPEN SPACE CALCULATION FOR CONSERVATION LOTS
DEDUCTED AREA (121,253 sf) PLUS 50% OF REMAINING AREA (219,994 sf) = 343,249 sf (MIN.)
TOTAL OPEN SPACE PROVIDED = 321,150 sf

NET DENSITY CALCULATION
REMAINING AREA (431,988 sf) DIVIDED BY FARM1 DISTRICT NET DENSITY (60,000)
= 120 LOTS ALLOWED

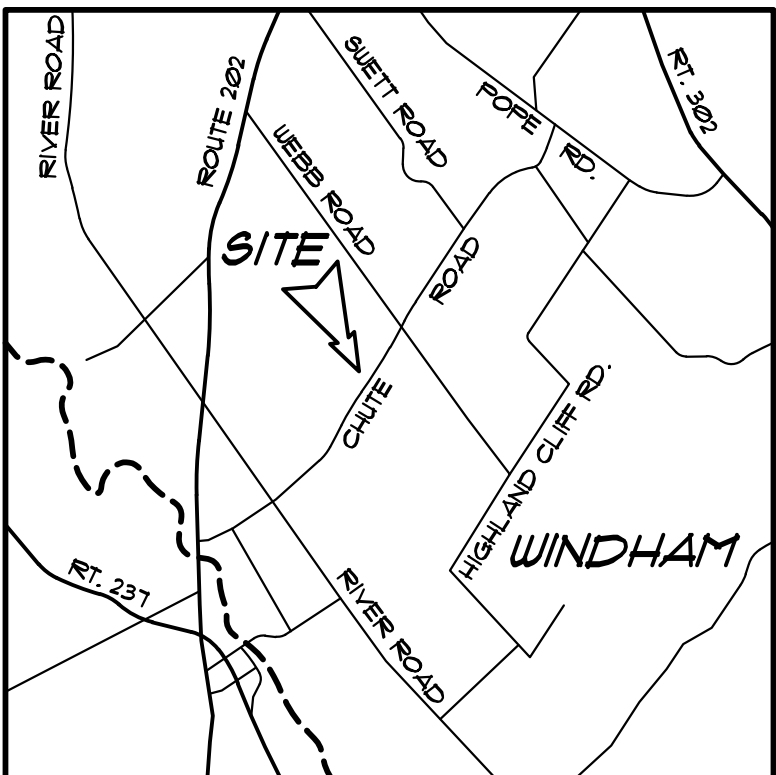


LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
--- BOUNDARY LINE (OTHER PARCEL)
----- STONE WALL
--- BUILDING SETBACK
--- UTILITY POLE WITH OVERHEAD WIRES
--- IRON PIPE OR ROD FOUND (PER PLAN IN NOTE 1)
--- IRON ROD TO BE SET
--- GRANITE MONUMENT TO BE SET
--- IRON ROD SET ON CONSERVATION BUFFER
--- EXISTING CONTOUR
--- EXISTING TREELINE
--- NEW TREELINE
--- REMOVE TREELINE
--- NOW OR FORMERLY
--- BOOK AND PAGE NUMBER
--- TAX MAP AND LOT NUMBER
--- TEST PIT (SEE NOTE 13)
--- PROPOSED BUILDING (SCHEMATIC)
--- EXISTING BUILDING
--- EXISTING PAVEMENT
--- PROPOSED ROAD/DRIVEWAY (SCHEMATIC)
--- WELL EXCLUSION AREA (SEE NOTE 14)
--- PROPOSED DRILLED WELL (SCHEMATIC)

SOILS LEGEND

- BvB LAMOINE SILT LOAM, 3-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)
BgB NICHOLVILLE VERY FINE SANDY LOAM, 3-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C)
BvC2 BUXTON SILT LOAM, 8-15% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)



TOPOGRAPHIC SITE PLAN
EDGEWOOD ESTATES

DATE	PROJECT
3-21-2024	2024-05
DRAWN BY	SCALE
SJR	1" = 50'

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONTMOUTH, MAINE 04259
(207) 242-6243 tel
steve@sjeeng.com

4	SJR	3-21-24	SUBDIVISION NAME AND ADD BUFFER TREES & ADJUTER'S WELLS
3	SJR	3-21-24	RECONFIGURE BUILDINGS AND DRIVEWAYS
2	SJR	3-20-24	ADDED TEST PITS MC15 AND MC16
1	SJR	3-3-24	PER UNDHAM REVIEW COMMENTS
REV:	BY:	DATE:	CHANGES:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

STORMWATER CONSTRUCTION OVERSIGHT NOTES

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THIS PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER SHALL NOTIFY THE TOWN OF WINDHAM AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION AND THE TIME INSPECTED ON EACH VISIT.

VEGETATED UNDERDRAINED SOIL FILTER BASINS

CONSTRUCTION INSPECTIONS - AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION SHALL OCCUR AFTER CONSTRUCTION OF THE UNDERDRAIN PIPE BEDDING, PRIOR TO PLACEMENT OF THE EROSION CONTROL FILL, AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED, AFTER THE PIPE BEDDING IS PLACED BUT PRIOR TO THE PLACEMENT OF THE FILTER MEDIA, AND AFTER THE FILTER MEDIA HAS BEEN PLACED AND THE FILTER SURFACE SEEDED.

TESTING AND SUBMITTALS - ALL THE SOIL, MULCH, AND AGGREGATE USED FOR THE CONSTRUCTION OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN SHALL BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF EACH MATERIAL AND OBTAIN SAMPLES FROM EACH MATERIAL FOR TESTING. ALL TESTING SHALL BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE FILL OR AGGREGATE IS PLACED AS PART OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN CONSTRUCTION.

OBTAIN A SAMPLE OF THE FILTER MEDIA CONSISTING OF A BLEND OF SAND, TOPSOIL AND WOOD FIBER MULCH (OR OTHER APPROVED ORGANIC SOURCE). THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS OF THE BLENDED FILTER MEDIA SHOWING IT HAS 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AS DETERMINED BY ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A). HAS A CLAY CONTENT OF LESS THAN 2% AND HAS AN ORGANIC MATTER CONTENT OF NO LESS THAN 10% BY DRY WEIGHT.

IF THE UNDERDRAIN PIPES WILL BE BEDDED IN GRAVEL, OBTAIN A SAMPLE OF THE GRAVEL FILL TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE GRAVEL TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE GRAVEL FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE B.

IF THE UNDERDRAIN PIPE WILL BE BEDDED IN CRUSHED STONE, OBTAIN A SAMPLE OF THE CRUSHED STONE TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE CRUSHED STONE TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE CRUSHED STONE FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE C.

SOIL FILTER NOTES

THE SOIL FILTER IS PART OF A TOWN OF WINDHAM PERMIT. CONSTRUCTION SHALL FOLLOW CURRENT MAINE DEP GUIDELINES WHICH INCLUDE APPROVAL OF MATERIAL PRIOR TO PLACEMENT AND CONSTRUCTION OVERSIGHT BY THE DESIGN ENGINEER.

SUBMIT SAMPLES AND GRADATIONS FOR EACH MATERIAL TO BE USED. PROVIDE EXPECTED DESIGN MIX. PERFORM AND PROVIDE STANDARD PROCTOR ON COMBINED MIXTURE AS WELL AS A PERMEABILITY TEST.

SCAFFOLD TO LOOSEN EXISTING SOIL AT LEAST 8" PRIOR TO LAYING FIRST LAYER OF THE SOIL FILTER SECTION.

MAXIMUM SPACING OF UNDERDRAIN PIPING IS 10' O.C. END CAPS SHALL BE INSTALLED ON ALL UNDER DRAIN PIPES.

AFTER APPROVAL OF MATERIAL, PLACE FILTER MEDIA IN TWO LIFTS WITH LOW WEIGHT VEHICLES TO 90-92% STANDARD PROCTOR.

PROVIDE 2" OF BARK MULCH OR EROSION CONTROL MIX ON TOP OF THE FILTER BED UNTIL THE SITE HAS PROPOSED HARDSCAPE PLACED AND HAS VEGETATION WELL ESTABLISHED EVERYWHERE ELSE. ONCE THE SITE IS STABILIZED, REMOVE THE MULCH AND ACCUMULATED SEDIMENT FROM THE FILTER AND ESTABLISH VEGETATION PER THE FILTER BED SEEDING PLAN.

PRIOR TO TURNING OVER TO OWNER, REMOVE SEDIMENT AND DEBRIS FROM FILTER SURFACE, OVERFLOW WEIR, INSIDE OVERFLOW STRUCTURE AND DISCHARGE PIPE.

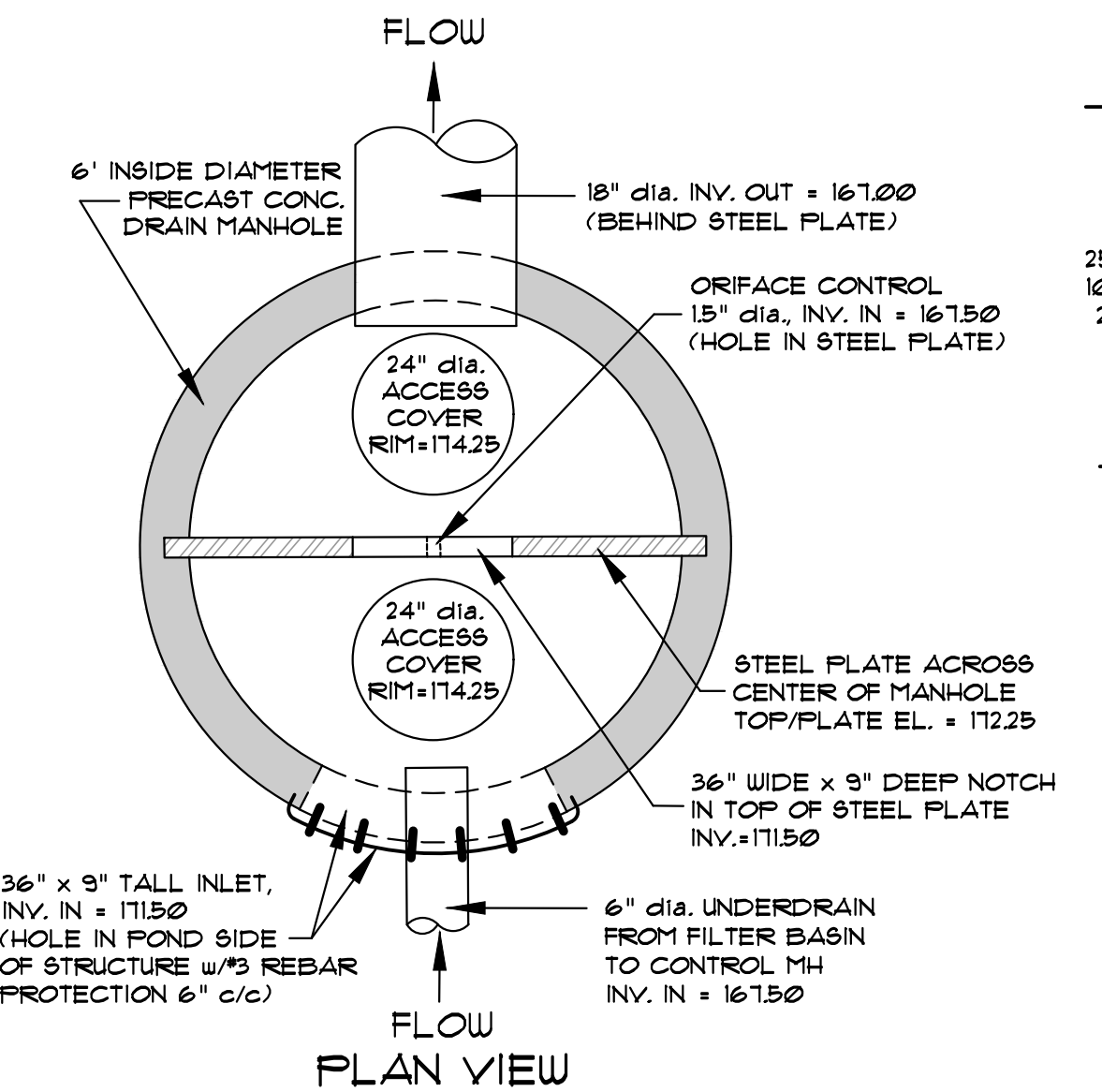
SOIL FILTER MEDIA SPECIFICATIONS *

FILTER MEDIA	SAND	TOPSOIL	MULCH
MIXTURE BY VOL.	50% (±5%)	25% (±5%)	25% (±5%)
SPECIFICATION	MEDOT SPEC. #103.01 FINE AGGREGATE FOR CONCRETE	USDA LOAMY SANDY TOPSOIL	WOODY FIBER & MODERATELY FINE, SHREDDED BARK SUPERFIBER OR EQUAL, ADJUSTED FOR MINERAL SOIL CONTENT WITH LESS THAN 8% PASSING THE #200 SIEVE
GRADATION			
SIEVE SIZE	% BY WEIGHT	% BY WEIGHT	% BY WEIGHT
3/8"	100	-	-
4	90-100	75-95	-
8	80-100	-	-
10	-	60-90	-
16	50-85	-	-
30	25-60	-	-
40	-	35-85	-
60	10-30	-	-
100	2-10	-	-
200	0-5	15-25	-
200 CLAY	<2% **	<2% **	<2% **

* FOR GRASSSED UNDERDRAINED SOIL FILTER BMP, PER THE MAINE DEP VOLUME III : BMP'S TECHNICAL DESIGN MANUAL, MAY 2014

** COMBINED MIXTURE CLAY CONTENT SHALL NOT EXCEED 2%

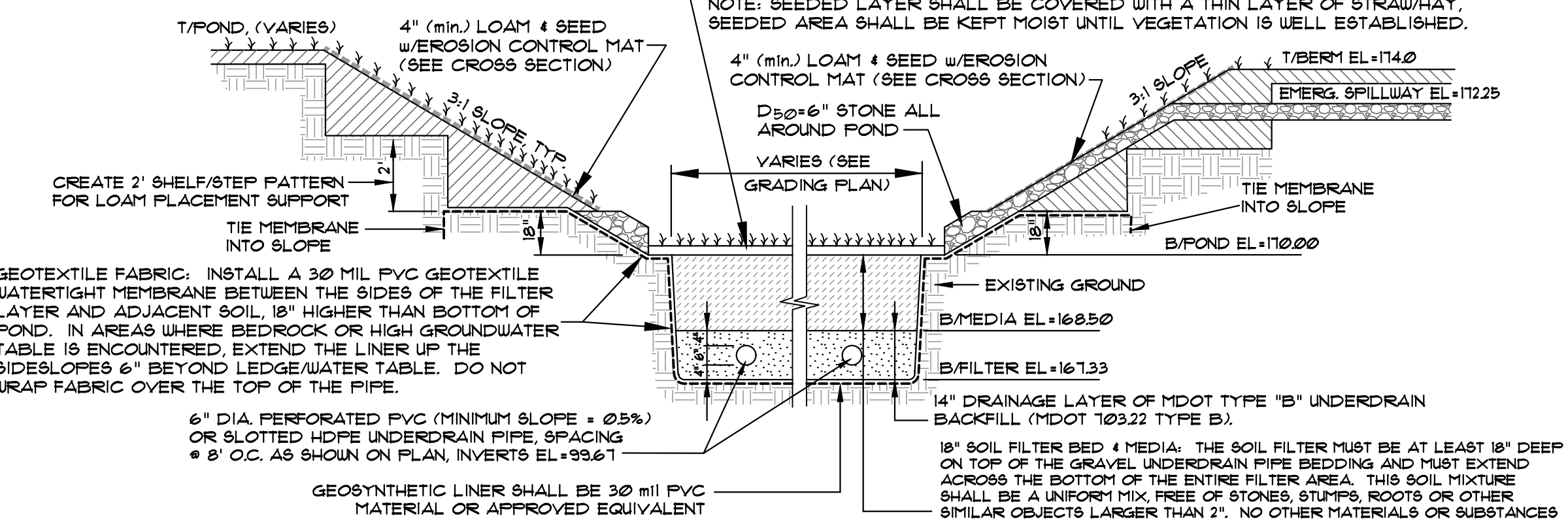
NOTE: THE SOIL FILTER SHALL DRAIN IN NO LESS THAN 24 HRS BUT NOT MORE THAN 48 HRS.



FILTER BASIN OUTLET CONTROL STRUCTURE DETAIL

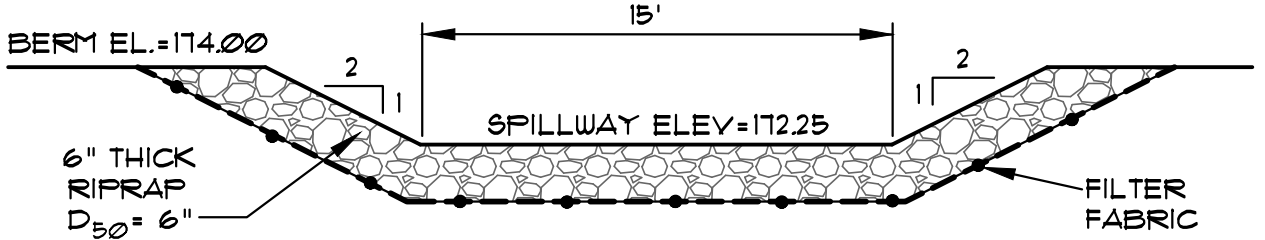
(NOT TO SCALE)

NOTE:
FILTER POND SOIL FILTER DETAILS DEPICTS ELEVATIONS AT THE BOTTOM PERIMETER OF THE POND AND NOT THE LOW POINT OF THE POND. SEE SITE PLAN GRADING AND SECTION FOR LOW POINT OF ELEVATION (TYPICALLY NEAR THE CONTROL STRUCTURE)



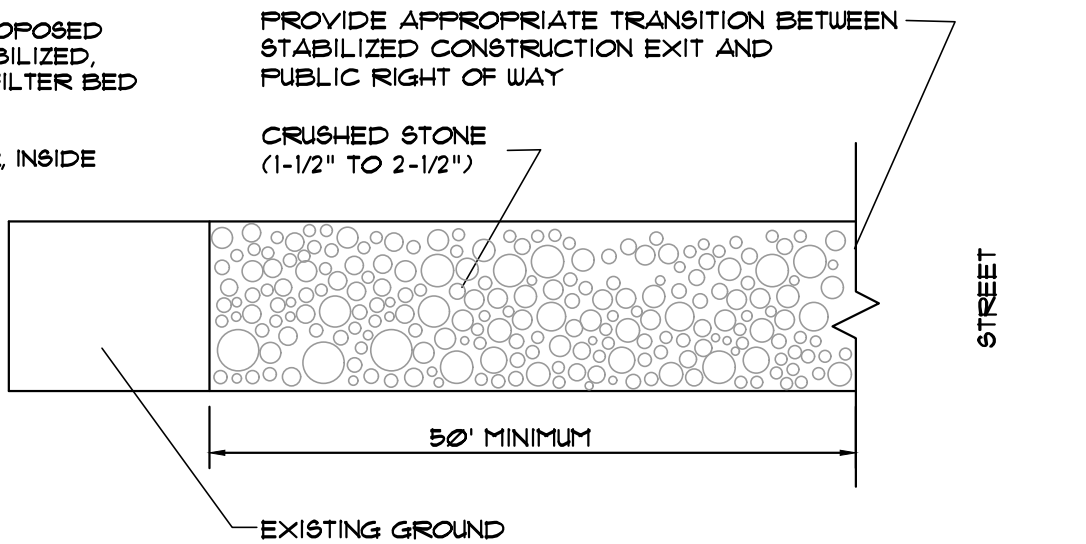
SOIL FILTER POND DETAIL

NOT TO SCALE



FILTER BASIN EMERGENCY SPILLWAY DETAIL

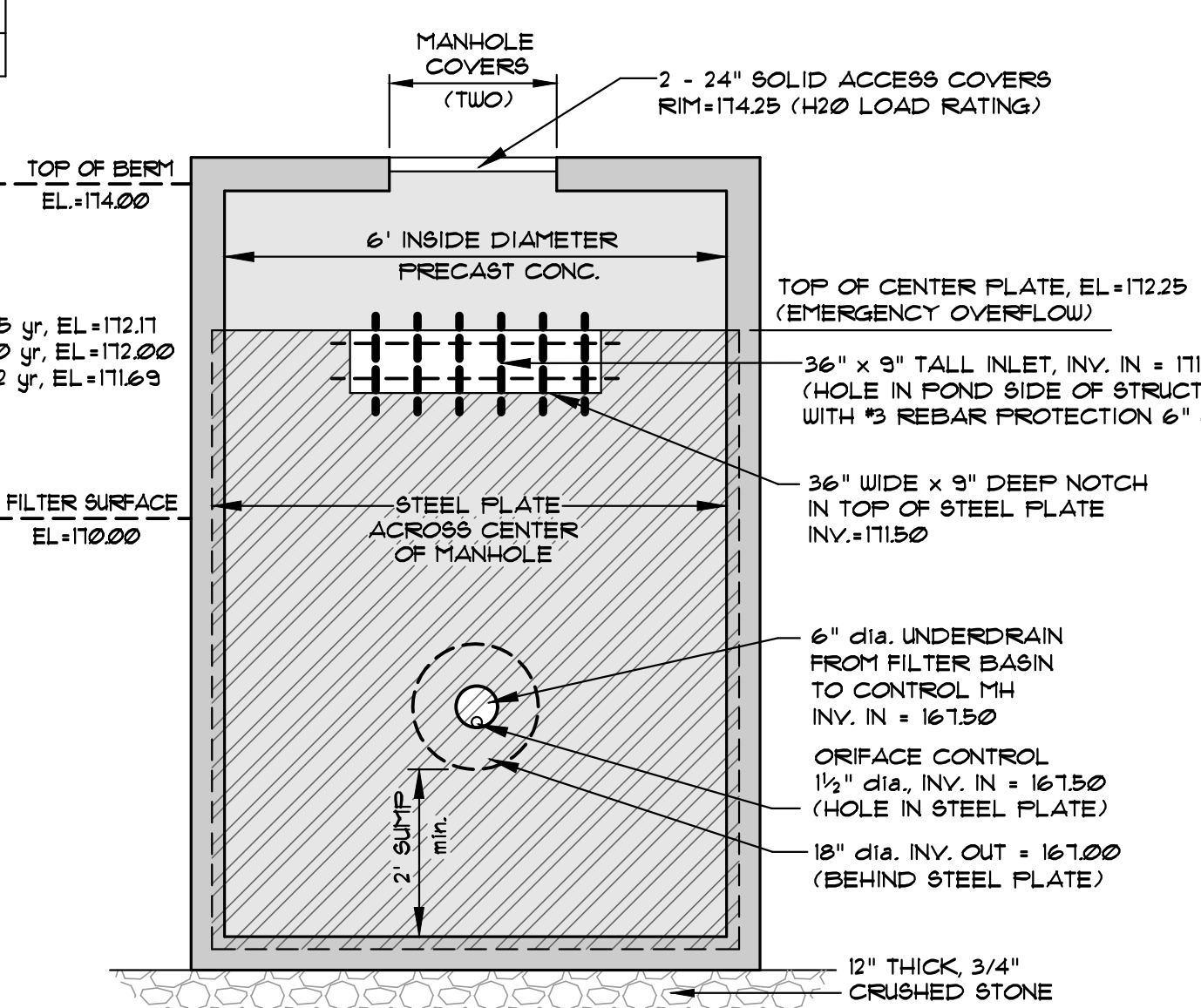
NOT TO SCALE



- STONE SIZE - AASHTO DESIGNATION M 43, SIZE 2" (2 1/2" - 1 1/2") USE CRUSHED STONE
- LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
- THICKNESS - NOT LESS THAN 6"
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT OF WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- MAINTENANCE - THE STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOUING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT DETAIL

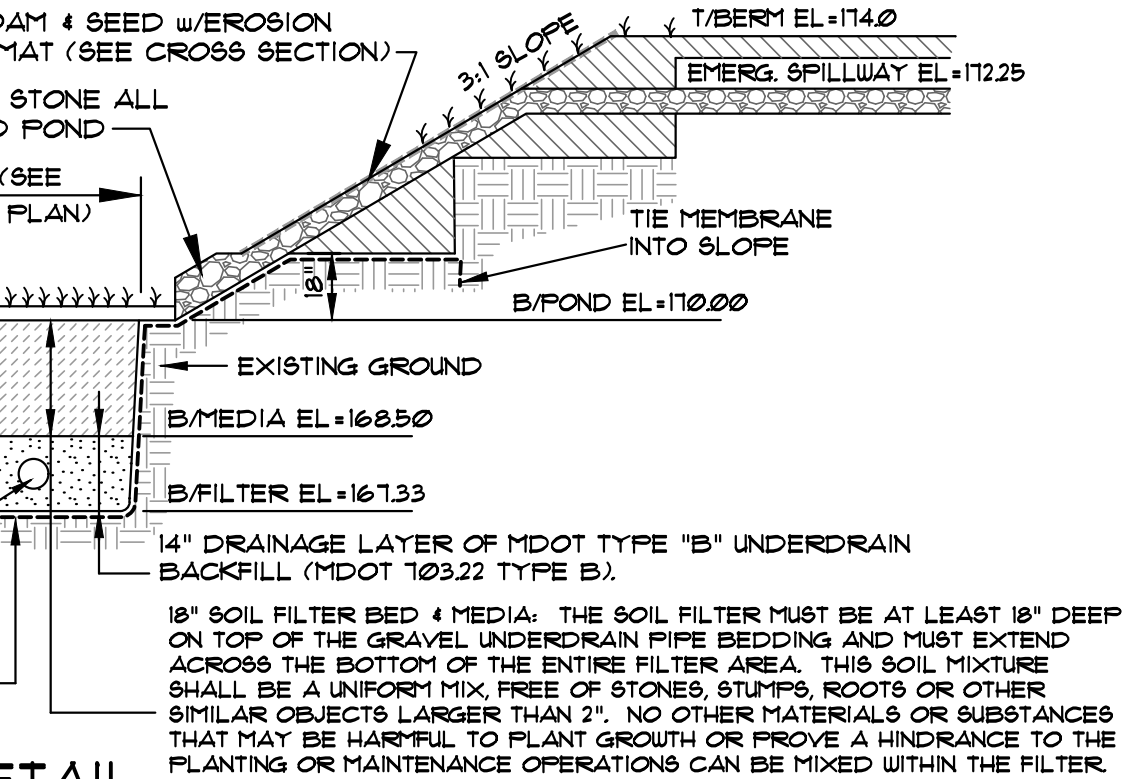
NOT TO SCALE



ELEVATION VIEW FROM INLET SIDE OF STRUCTURE

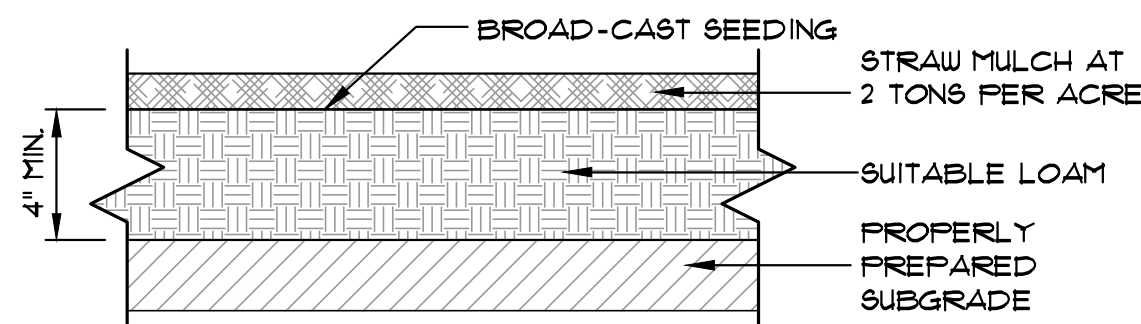
VEGETATION: THE SOIL FILTER SURFACE MUST BE PLANTED WITH 2" SANDY LOAM & SEEDS WITH MIXTURE SHOWN BELOW:
CREEPING RED FESCUE - 15 lbs/acre
BIRDSFOOT TREFOIL - 8 lbs/acre
REDTOP OR CLOVER - 5 lbs/acre
TOTAL - 48 lbs/acre

NOTE: SEEDS LAYER SHALL BE COVERED WITH A THIN LAYER OF STRAW/HAY. SEEDS AREA SHALL BE KEPT MOIST UNTIL VEGETATION IS WELL ESTABLISHED.



STONE DRIP EDGE DETAIL

NOT TO SCALE

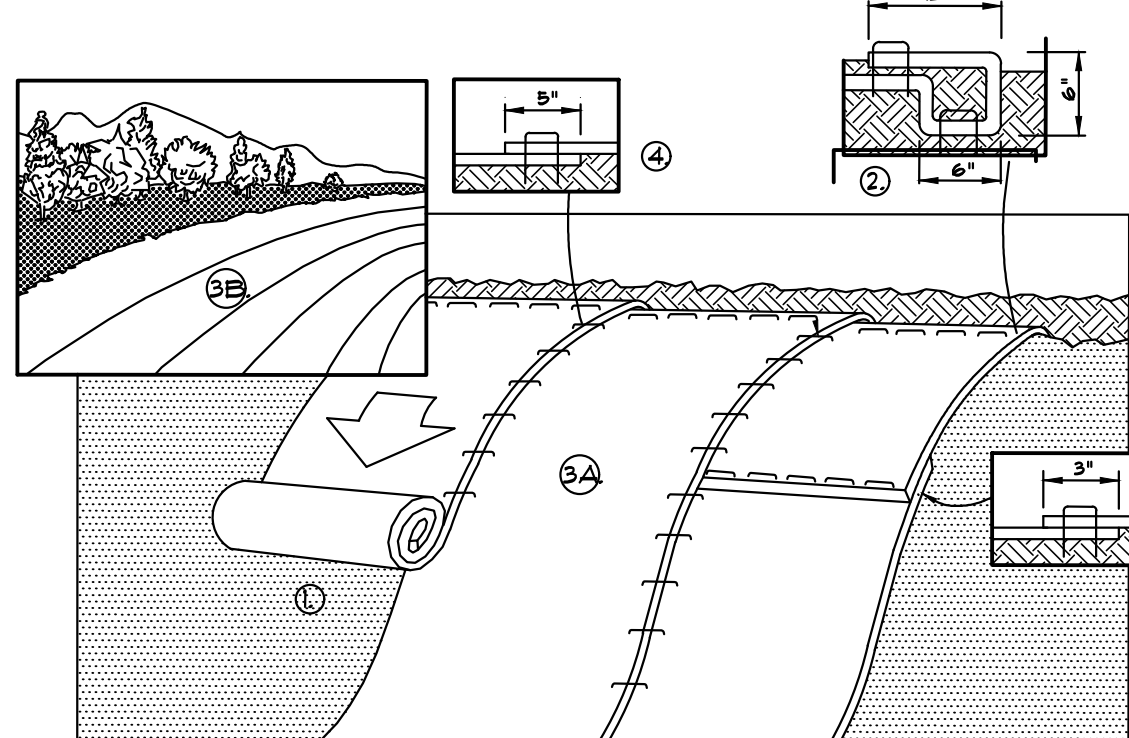


PLACE LOAM & SEED ON ALL DISTURBED AREAS NOT TO BE RIP RAPPED OR GRAVELED

PERMANENT SEED MIX	APPLICATION RATE
KENTUCKY BLUEGRASS	46
CREEPING RED FESCUE	46
PERENNIAL RYEGRASS	11
TOTAL SEED RATE	103

LOAM & SEED DETAIL

NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-8" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONJUNCTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL

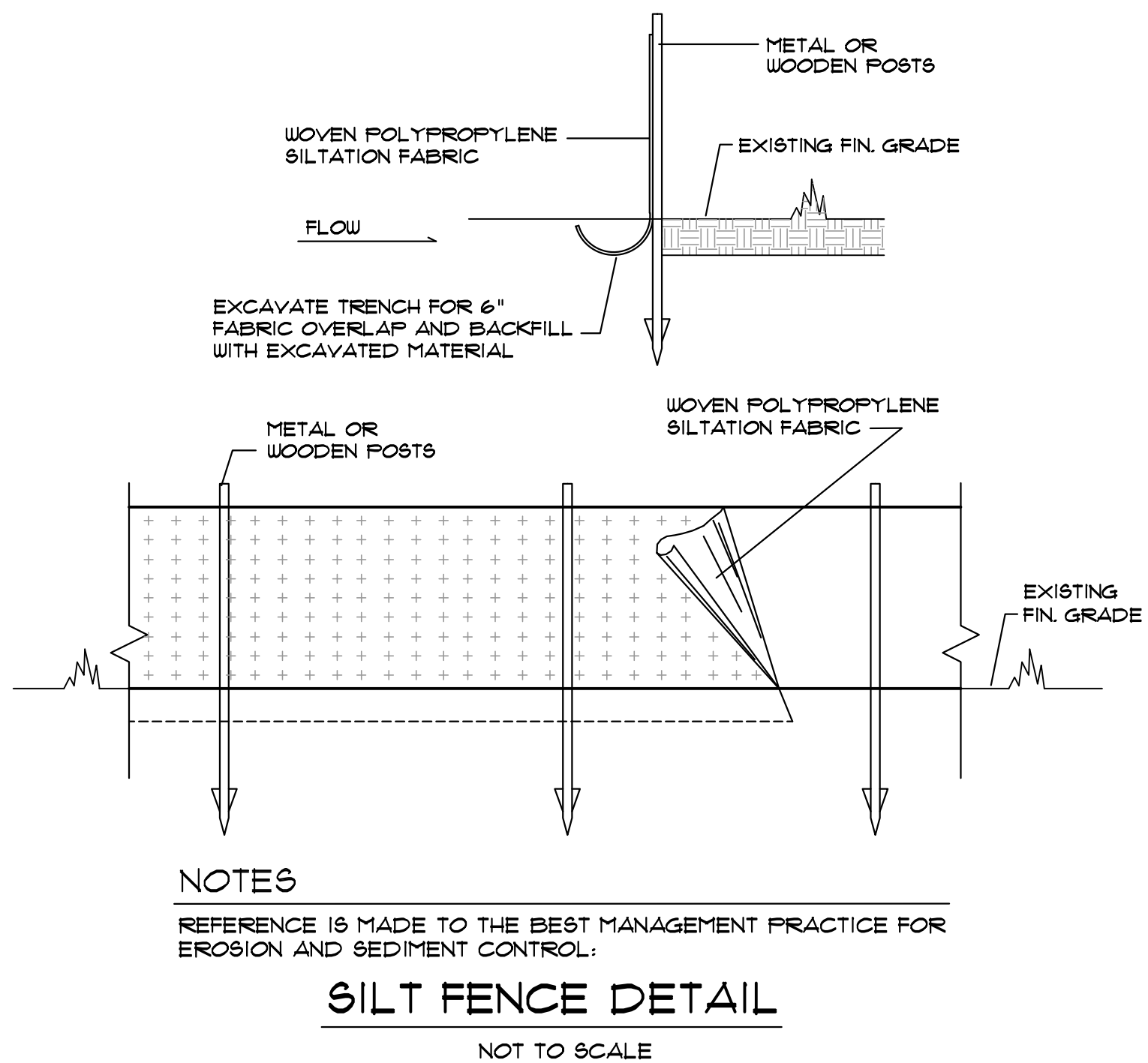
NOT TO SCALE

GENERAL NOTES

- SEE SHEETS 1 & 2 FOR SITE SPECIFIC NOTES.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- ALL CONSTRUCTION WITHIN THE TOWN OF WINDHAM RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN OF WINDHAM PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF WINDHAM AND/OR MDOT REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (811) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN TEN FEET, THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCRDACHING ON THIS REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY THE TOWN OF WINDHAM CEO. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE TOWN. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT, MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT MATERIALS AND COMPACTION TESTING AT NO COST TO THE OWNER. RESULTS OF THE TESTING ARE TO BE SUPPLIED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- WORK MAY PROGRESS MONDAY THROUGH FRIDAY 7:00 AM TO 5:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE TOWN OF WINDHAM. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN THE CITY LAND USE ORDINANCE REGULATIONS.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION, THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULES BASED UPON PLAN REVIEW. SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING THE WORK. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, LATEST EDITION.

LAYOUT NOTES

- ALL STREET RELATED SIGNS TO BE INSTALLED ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY LINE AND RIGHT OF WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTORS EXPENSE BY A MAINE PROFESSIONAL LAND SURVEYOR.

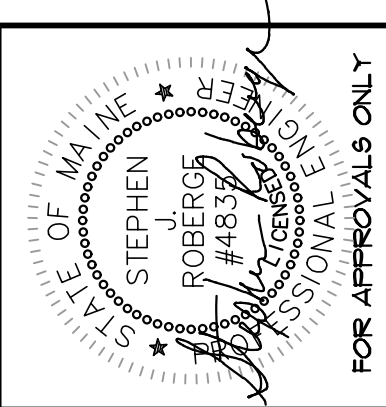


NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL:

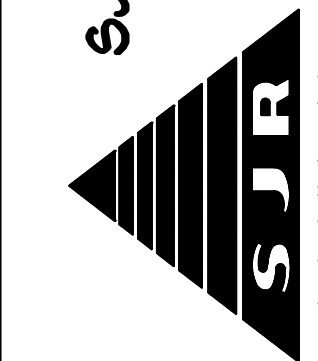
SILT FENCE DETAIL

NOT TO SCALE



DATE	3/27/2024	PROJECT	2024-05
DRAWN BY	SJR	SCALE	1" = 40'

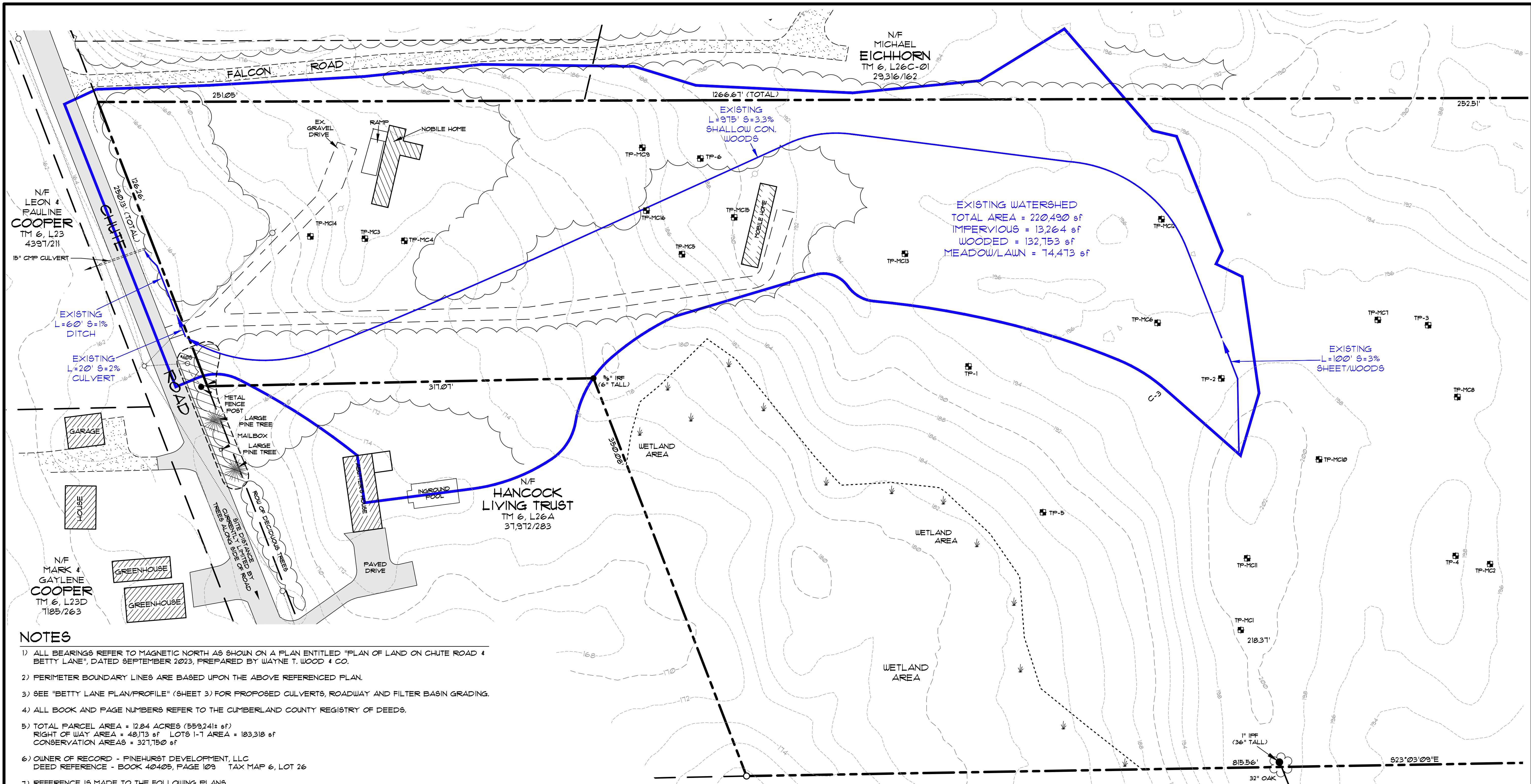
SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONTMOUTH, MAINE 04259
(207) 242-6243 tel
steve@sjeeng.com



CONSTRUCTION NOTES & DETAILS
EDGEWATER ESTATES
BETTY LANE - WINDHAM, MAINE
PREPARED FOR
RCL, LLC
366 ROUTE 11 - FALMOUTH, MAINE 04105

DATE	3/27/2024	PROJECT	2024-05
DRAWN BY	SJR	SCALE	1" = 40'

SHEET 4



NOTES

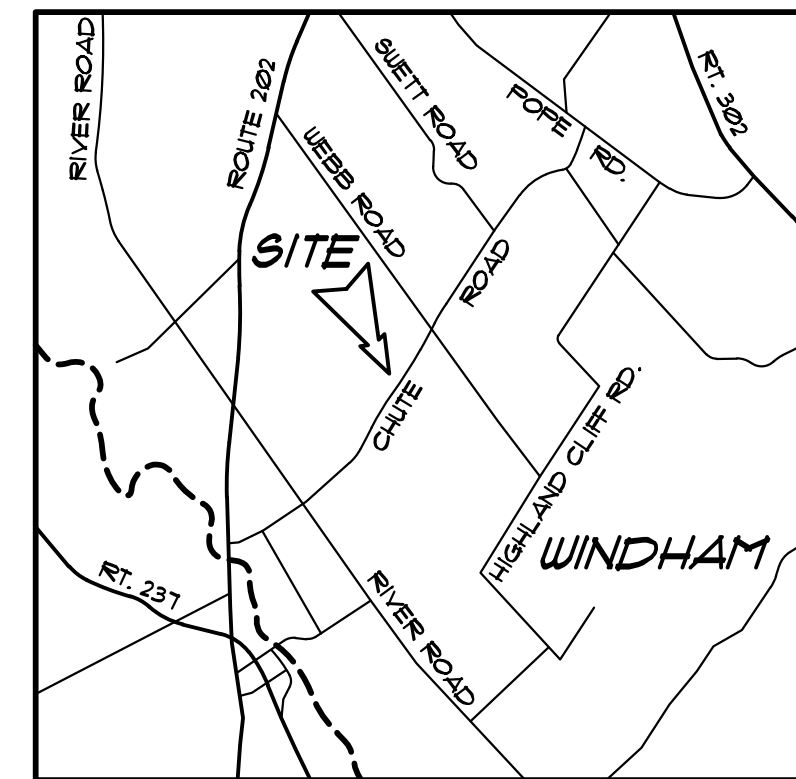
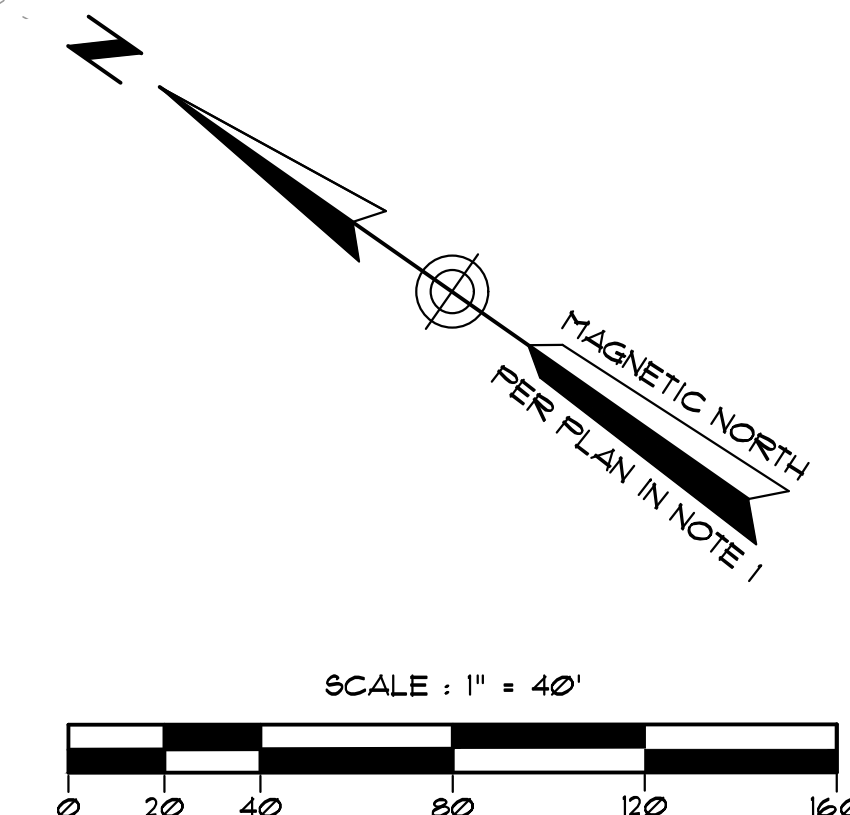
- ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPTEMBER 2023, PREPARED BY WAYNE T. WOOD & CO.
- PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- TOTAL PARCEL AREA = 12.84 ACRES (559,241± sf)
RIGHT OF WAY AREA = 48,113 sf
LOTS 1-7 AREA = 183,318 sf
CONSERVATION AREAS = 321,750 sf
- OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40405, PAGE 109 TAX MAP 6, LOT 26
- REFERENCE IS MADE TO THE FOLLOWING PLANS
A) "PLAN OF PROPERTY FOR PETER KLUCHNIK", DATED JANUARY 19, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230189 0030 B, DATED SEPTEMBER 2, 1981.

THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- WETLANDS WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY NATURAL RESOURCES SURVEY, BETTY LANE, WINDHAM", DATED FEBRUARY 8, 2023, PREPARED BY BASSWOOD ENVIRONMENTAL.
- LOTS ARE TO BE SERVICED BY PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND OVERHEAD AND UNDERGROUND UTILITIES.
- ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.
- BETTY LANE SHALL REMAIN PRIVATE AND TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. A ROAD OWNERS ASSOCIATION SHALL BE DEVELOPED TO ESTABLISH AND DETERMINE THE ALLOWABLE USES AND RESPONSIBILITIES OF EACH LOT OWNER WITH REGARDS TO UPKEEP, MAINTENANCE AND REPAIR OF SAID ROAD.
- TEST PITS 1-6 WERE PERFORMED BY BASSWOOD ENVIRONMENTAL IN FEBRUARY 2024. TEST PITS MC1-MC14 WERE PERFORMED BY MARC CENSI GEOLOGIC, INC. IN MARCH 2024.
- APPROXIMATE WELL EXCLUSION AREAS ARE SHOWN AS BEING 100' FROM THE TEST PITS. ACTUAL LOCATION WILL BE 100' FROM THE EDGES OF THE SEPTIC SYSTEMS ONCE THEY ARE CONSTRUCTED.

LEGEND

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER PARCEL)
---	BUILDING SETBACK
○	UTILITY POLE WITH OVERHEAD WIRES
●	IRON PIPE OR ROD FOUND (PER NOTE 2 ITEMS)
○	GRANITE MONUMENT TO BE SET
○	IRON ROD TO BE SET
○	IRON ROD SET ON CONSERVATION BUFFER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	NEW TREELINE
---	REMOVE TREELINE
---	NOW OR FORMERLY
---	BOOK AND PAGE NUMBER
---	TAX MAP AND LOT NUMBER
---	TEST PIT (SEE NOTE 13, SHEET 1)
---	PROPOSED BUILDING (SCHEMATIC)
---	EXISTING BUILDING
---	EXISTING PAVEMENT
---	PROPOSED ROAD/DRIVEWAY (SCHEMATIC)

N/F
JANICE
BOUCHER
TM 6, L28
26,441/194



LOCATION MAP

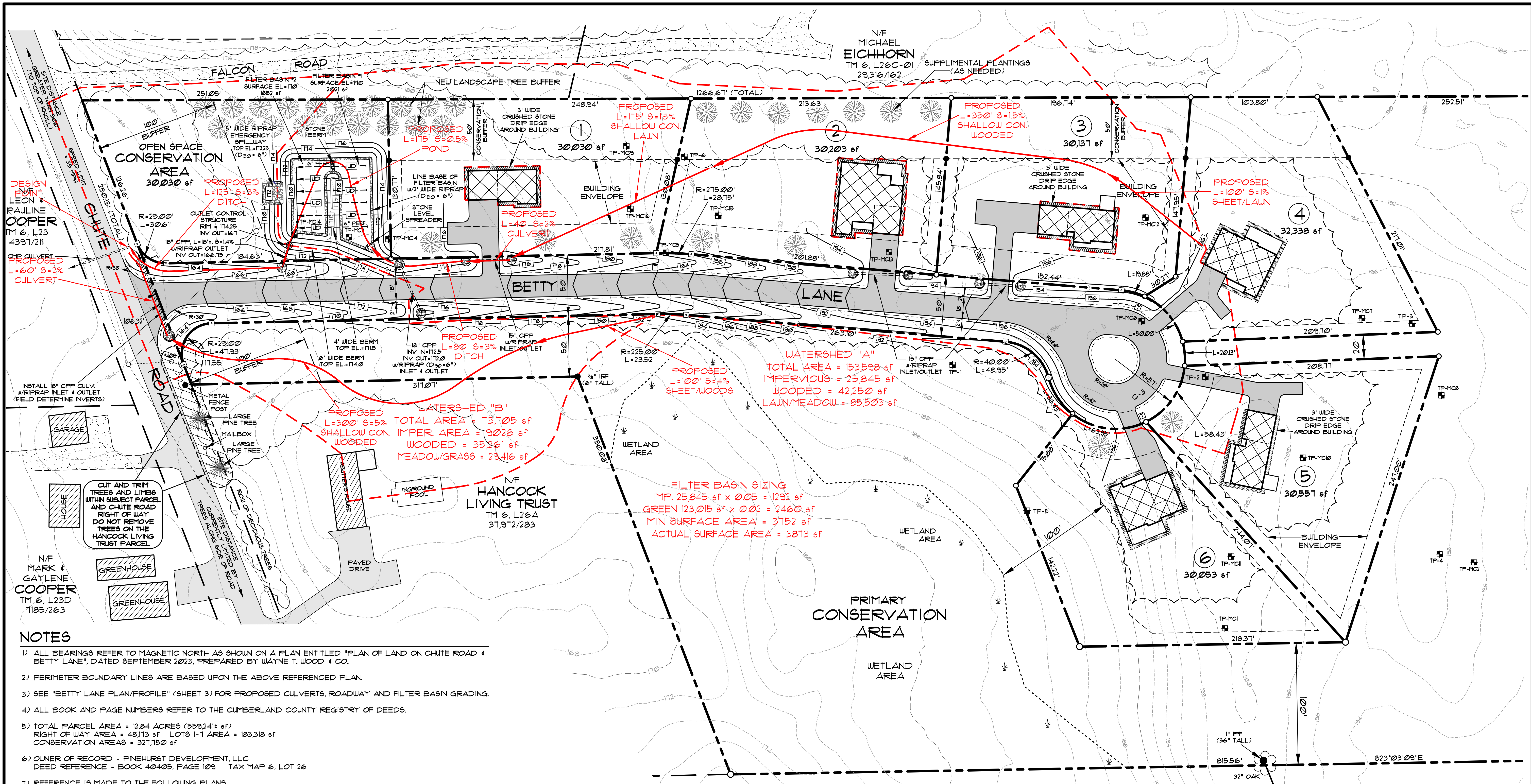


REV.	BY:	DATE:	CHANGES:
1	SJR	4-25-24	SUBDIVISION NAME - TITLE BLOCK

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6243 tel
steve@sjeeng.com

EXISTING WATERSHED PLAN
EDGEWATER ESTATES
BETTY LANE - WINDHAM, MAINE
PREPARED FOR
RCI, LLC
366 ROUTE 11 - FALMOUTH, MAINE 04105

DATE	PROJECT
APRIL 2024	2024-05
DRAWN BY	SCALE
SJR	1" = 40'



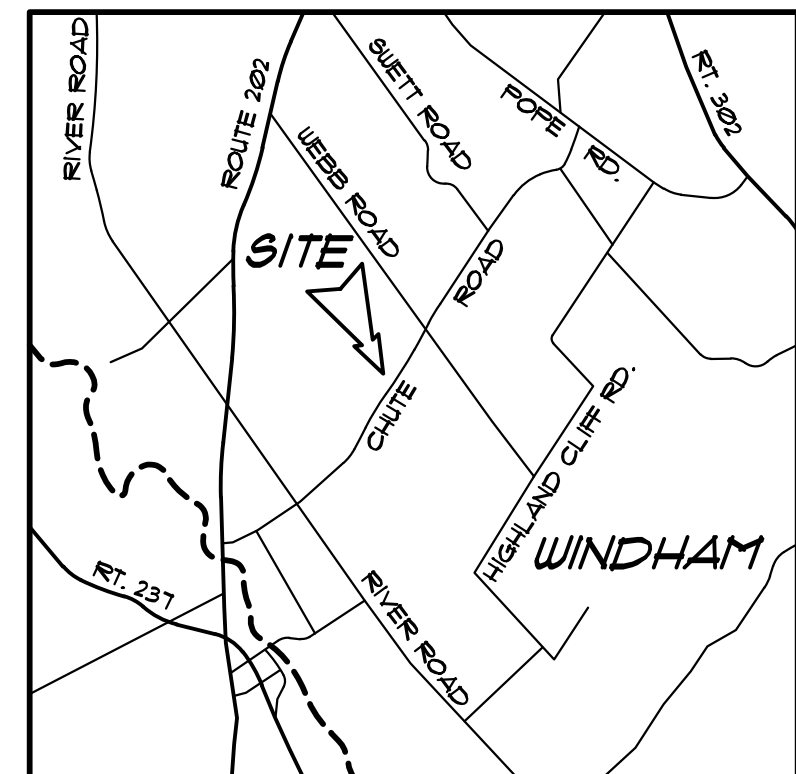
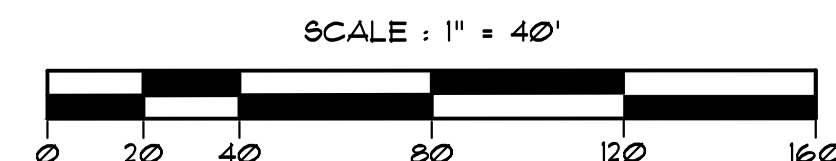
NOTES

- ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPTEMBER 2023, PREPARED BY WAYNE T. WOOD & CO.
- PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- TOTAL PARCEL AREA = 12.84 ACRES (559,241± sf)
RIGHT OF WAY AREA = 48,113 sf
LOTS 1-7 AREA = 183,318 sf
CONSERVATION AREAS = 321,150 sf
- OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40409, PAGE 109 TAX MAP 6, LOT 26
- REFERENCE IS MADE TO THE FOLLOWING PLANS
A) "PLAN OF PROPERTY FOR PETER KLUCHNIK", DATED JANUARY 19, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1911, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230189 0030 B, DATED SEPTEMBER 2, 1981.

THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- WETLANDS WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY NATURAL RESOURCES SURVEY, BETTY LANE, WINDHAM", DATED FEBRUARY 8, 2023, PREPARED BY BASSWOOD ENVIRONMENTAL.
- LOTS ARE TO BE SERVICED BY PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND OVERHEAD AND UNDERGROUND UTILITIES.
- ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.
- BETTY LANE SHALL REMAIN PRIVATE AND TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. A ROAD OWNERS ASSOCIATION SHALL BE DEVELOPED TO ESTABLISH AND DETERMINE THE ALLOWABLE USES AND RESPONSIBILITIES OF EACH LOT OWNER WITH REGARDS TO UPKEEP, MAINTENANCE AND REPAIR OF SAID ROAD.
- TEST PITS 1-6 WERE PERFORMED BY BASSWOOD ENVIRONMENTAL IN FEBRUARY 2024. TEST PITS MC1-MC14 WERE PERFORMED BY MARC CENSI GEOLOGIC, INC. IN MARCH 2024.
- APPROXIMATE WELL EXCLUSION AREAS ARE SHOWN AS BEING 100' FROM THE TEST PITS. ACTUAL LOCATION WILL BE 100' FROM THE EDGES OF THE SEPTIC SYSTEMS ONCE THEY ARE CONSTRUCTED.

LEGEND

- | | |
|-----|---|
| --- | BOUNDARY LINE (SUBJECT PARCEL) |
| --- | BOUNDARY LINE (OTHER PARCEL) |
| --- | BUILDING SETBACK |
| ○ | UTILITY POLE WITH OVERHEAD WIRES |
| ● | IRON PIPE OR ROD FOUND (PER NOTE 2 ITEMS) |
| ○ | GRANITE MONUMENT TO BE SET |
| ○ | IRON ROD TO BE SET |
| ○ | IRON ROD SET ON CONSERVATION BUFFER |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | EXISTING TREELINE |
| --- | NEW TREELINE |
| --- | REMOVE TREELINE |
| --- | NOU OR FORMERLY |
| --- | BOOK AND PAGE NUMBER |
| --- | TAX MAP AND LOT NUMBER |
| --- | TEST PIT (SEE NOTE 13, SHEET 1) |
| --- | PROPOSED BUILDING (SCHEMATIC) |
| --- | EXISTING BUILDING |
| --- | EXISTING PAVEMENT |
| --- | PROPOSED ROAD/DRIVEWAY (SCHEMATIC) |



SJR ENGINEERING, INC.

16 THURSTON DRIVE
MONTMOUTH, MAINE 04259
(207) 242-6243 tel
steve@sjeeng.com

PROPOSED WATERSHED PLAN
EDGEWATER ESTATES

BETTY LANE - WINDHAM, MAINE
PREPARED FOR
RCI, LLC

366 ROUTE 11 - FALMOUTH, MAINE 04105

DATE	PROJECT
APRIL 2024	2024-05
DRAWN BY	SCALE
SJR	1" = 40'

SHEET W3-2