

LOT DEVELOPED AREA SUMMARY						
LOT #	LOT AREA	IMPERVIOUS	WOODED	LAWN	TREATED	DISTURBED
1	30,072 sf	3,401 sf	18,271 sf	8,394 sf	15,960 sf	11,795 sf
2	30,991 sf	3,489 sf	17,844 sf	9,664 sf	17,311 sf	13,153 sf
3	30,041 sf	3,253 sf	17,670 sf	9,124 sf	15,625 sf	12,311 sf
4	31,986 sf	2,913 sf	18,425 sf	10,648 sf	16,449 sf	13,561 sf
5	32,221 sf	3,174 sf	17,150 sf	2,923 sf	17,529 sf	25,071 sf

NET RESIDENTIAL AREA & DENSITY

PARCEL AREA (LOT 2) - 336.4 ACRES (12,298,952 sf)
 MONTY WAY (MEREDITH DR. TO LOT 2) - 31,434 sf
 TOTAL = 1,061,386 sf

DEDUCTIONS

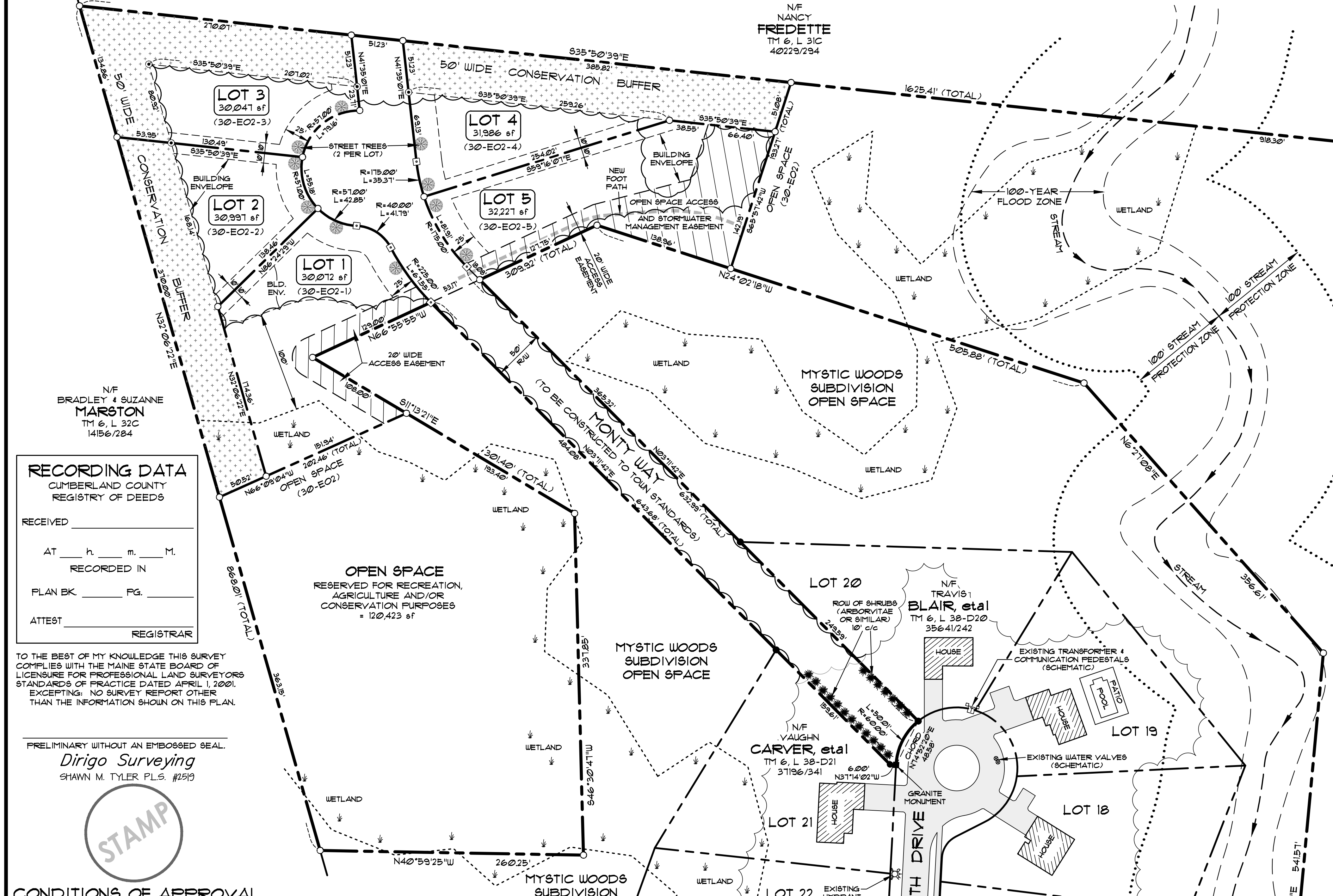
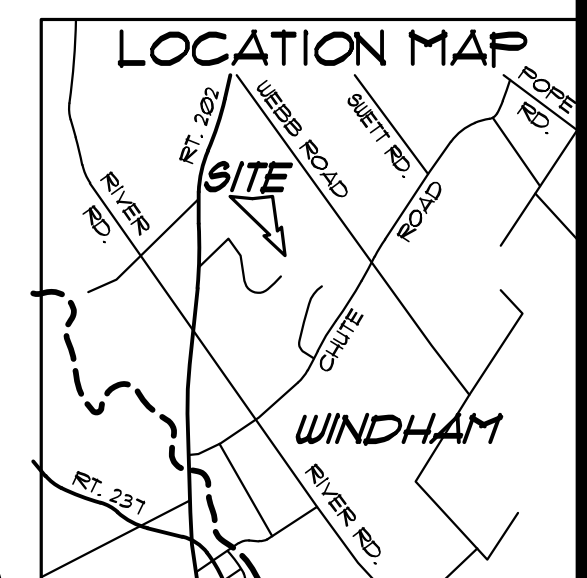
- a) PROPOSED ROAD R/W = 51,046 sf
- b) SLOPE GREATER THAN 25% NOT IN FLOOD = 6,164 sf
- c) LAND IN 100-YR FLOOD ZONE = 40,156 sf
- d) VERY POORLY DRAINED SOILS = 0 sf
- e) LAND IN RESOURCE PROTECTION ZONE = 0 sf
- f) LAND IN WETLANDS NOT IN SF ZONE = 131,202 sf
- g) WATER BODIES = 0 sf
- h) WILDLIFE HABITAT = 0 sf
- i) ENDANGERED SPECIES = 0 sf

TOTAL DEDUCTIONS = 289,571 sf
 TOTAL LAND AREA MINUS DEDUCTIONS = 771,815 sf

OPEN SPACE CALC. FOR CONSERVATION LOTS
 DEDUCTED AREA (289,571 sf) + 50% REMAINING (385,108 sf)
 = 674,679 sf (MIN)
 TOTAL OPEN SPACE PROVIDED = 894,938 sf

NET DENSITY CALCULATION
 REMAINING AREA DIVIDED BY FARM DISTRICT NET DENSITY
 11.9 lots / 60,000 sf PER LOT =
 = 12.9 LOTS ALLOWED

- LEGEND**
- BOUNDARY LINE (SUBJECT PARCEL)
 - BOUNDARY LINE (OTHER)
 - N/F NOW OR FORMERLY
 - 23116/269 BOOK AND PAGE NUMBER
 - TM 6, L 32C EXISTING TAX MAP AND LOT NUMBER
 - (30-E02-5) NEW WINDHAM ASSESSING LOT # ON MAP 6
 - IRON ROD FOUND
 - IRON ROD TO BE SET WITH ID. CAP
 - GRANITE MONUMENT TO BE SET
 - IRON ROD SET + CONSERVATION BUFFER
 - STREAM PROTECTION ZONE (200')
 - 100-YEAR FLOOD ZONE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING PAVEMENT
 - EXISTING BUILDING
 - WETLAND AREA (SEE NOTE 9)



RECORDING DATA
 CUMBERLAND COUNTY
 REGISTRY OF DEEDS

RECEIVED _____

AT ___ h. ___ m. ___ P.M.

RECORDED IN _____

PLAN BK. _____ FG. _____

ATTEST _____ REGISTRAR

TO THE BEST OF MY KNOWLEDGE THIS SURVEY COMPLIES WITH THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE DATED APRIL 1, 2001. EXCEPTING: NO SURVEY REPORT OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.

PRELIMINARY WITHOUT AN EMBOSSED SEAL

Dirigo Surveying
 SHAWN M. TYLER P.L.S. #1519

STAMP

- CONDITIONS OF APPROVAL**
- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS & PLANS CONTAINED IN THE APPLICATION DATED JUNE 23, 2025 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 TOWN PLANNER IN ACCORDANCE WITH SECTION 120-913 OF THE LAND USE ORDINANCE.
 - IN ACCORDANCE WITH SECTION 120-94(B)(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
 - IN ACCORDANCE WITH SECTION 120-91N(5) OF THE LAND USE ORDINANCE, THE HOMEOWNERS' ASSOCIATION DOCUMENTS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE THAT THE SUBDIVISION PLAN IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. EVIDENCE OF SUCH RECORDING SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. NO LOTS SHALL BE SOLD IN THE SUBDIVISION PRIOR TO RECORDING AND ALL DEEDS SHALL REFERENCE THE DECLARATION ESTABLISHING THE HOMEOWNERS' ASSOCIATION.
 - RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE - ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, SECTION 120-12(C).
 - 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 FINISHED, STAKED OR FINISHED IN THE FIELD.

- NOTES**
- THIS PLAN IS AN AMENDMENT TO THE PREVIOUSLY APPROVED "LAMPRON SUBDIVISION" PLAN DATED AUGUST 14, 2024, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 224, PAGE 334.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
 - OWNER OF RECORD - MEREDITH WAY, LLC
 - DEED REFERENCE - BOOK 41309, PAGE 343 - TAX MAP 6, LOT 38-E02
 - PARCEL AREA = 2436 ACRES
 - CONTOUR LINES (2' INTERVAL, 2022 LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE.
 - LOTS 1-5 ARE NOT WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 23009C 0493 F & 23009C 0696F, DATED JUNE 20, 2024. A PORTION OF THE DEDICATED OPEN SPACE IS WITHIN THE 100-YEAR FLOOD ZONE.
 - THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT. NET DENSITY = 60,000 sf MINIMUM CONSERVATION LOT SIZE = 30,000 sf MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC) MINIMUM CONSERVATION LOT FRONT SETBACK = 25', SIDE & REAR SETBACK = 10' SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
 - WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED ON JULY 22, 2025 BY MARK CENCI ASSOCIATES.
 - BUFFERS DEPICTED ON THIS PLAN SHALL NOT BE CLEARED OR 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.
 - OPEN SPACE 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 BUILDING ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
 - 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.
 - LOTS ARE TO BE SERVICED BY PUBLIC WATER, PRIVATE SEPTIC SYSTEMS AND UNDERGROUND UTILITIES. ALL NEW PRINCIPAL STRUCTURES WILL BE PLACED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.
 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER/LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE OR MAINTAINED BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
 - TEST PITS WERE PERFORMED PERFORMED BY MARK CENCI GEOLOGIC, INC. ON JULY 21, 2025.

- NOTES CONTINUED**
- THIS APPROVAL DOES NOT ALLOW THE CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. 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.
 - THE APPLICANT PROVIDED AN "ABILITY TO SERVE" LETTER FROM THE PORTLAND WATER DISTRICT DATED FEBRUARY 10, 2026 APPROVING THE WATER SYSTEM TO SERVE THE DEVELOPMENT. THE APPROVED WATER SYSTEM IS A 4" WATER MAIN EXTENSION THAT IS NOT SUFFICIENT TO SUPPORT A NEW HYDRANT INSTALLATION AT THE END OF MONTY WAY. 802-SIM 5, D. 5, A. II REQUIRES THAT DEAD-END STREETS NOT SUPPLIED WITH FIRE HYDRANTS SERVED BY PUD SHALL REQUIRE ALL DWELLINGS TO HAVE A SPRINKLER SYSTEM. THE FIRE DEPARTMENT ACCEPTS THAT IN LIEU OF A HYDRANT THAT A RESIDENTIAL SPRINKLER SYSTEM BE INSTALLED IN EACH NEW HOME IN THE SUBDIVISION. THE FINAL PLAN SHOULD BE REVISED TO REFLECT THE PUD APPROVED WATER SYSTEM, AND A NOTE ADDED WITH THE SPRINKLER REQUIREMENT.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. 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.

_____ DATED: _____

TOWN OF WINDHAM PLANNING BOARD

S.J.R. ENGINEERING
 16 THURSTON DRIVE - MONTICENT, ME 04259
 TEL: (207) 242-6248 - steve@s.jreng.com

SUBDIVISION PLAN
AMENDED LAMPRON SUBDIVISION
 MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR: **MEREDITH WAY, LLC**
 366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE: 1" = 60'
 DATE: OCT. 2025

DRAWN BY: PIM
 CHECKED BY: SJR

SJR PROJECT: SHT
 CAD: 25-05 SITE

15 DUCHAINE LLC
 TM 6, L 38E
 40999/166

DURANT HOMESTEAD
LOT OWNERS ASSOCIATION
 TM 6, L 25
 39913/28

SCALE: 1" = 60'

0 30 60 120 180 240

REVISED: 2-25-2026 - ADD NOTE 11