

1. THE RECORD OWNER OF THE REMAINING LAND OF THE SUBDIVISION IS ROBERT CLOUTIER BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15, 134 PAGE 255 AND BOOK 15, 127 PAGE 250.
2. THE PROPERTY IS SHOWN AS LOT 49-D ON THE TOWN OF WINDHAM TAX MAP 11 AND IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE VILLAGE RESIDENTIAL DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	1 UNITS PER 30,000 SF
MINIMUM LOT SIZE:	40,000 SF
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	20 %

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

1. THE APPROVED WAIVER OF §120-911M(5)(A)[1] TO ALLOW THE EXISTING PAVEMENT WIDTH OF 17-FEET, OF THE EXISTING MINOR PRIVATE STREET, JULES DRIVE.

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 3, 2024; DECEMBER 23, 2024; AND AS AMENDED ON JANUARY 29, 2025 AND SUBSEQUENTLY RECORDED. ANY CHANGES OR ADDITIONS NOT SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-91(a) OF THE LAND USE ORDINANCE.
2. IN ACCORDANCE WITH §120-84(b)(6), 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 WINDHAM PLANNING BOARD #24-26 APPROVAL FOR THIS PROJECT DOES NOT REQUIRE A PERFORMANCE GUARANTEE. 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 CONSTRUCTION ACTIVITIES AND A RECORD OF ACTIVITY REPORT DURING THE COURSE 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.
3. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 3, THE RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, AND THE MUNICIPAL OFFICE IMPACT FEE SHALL BE PAID IN FULL. THESE FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT OF LOT 3 (TAX MAP #11-LR-49-D05). 120-120(c).
4. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 3 (TAX MAP #11-LR-49-D05), THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR A RECORDED ACCESS EASEMENT EXHIBIT A "RIGHT OF WAY" PULLOUT LOCATION ON LOT 3.
5. PRIOR TO RELEASE OF THE SIGNED RECORDING PLAN, THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR A ROAD MAINTENANCE AGREEMENT REVIEWED BY THE PROPERTY OWNERS ON LISA BARE AND JULES DRIVE, AND BE REVIEWED AND APPROVED BY THE CUMBERLAND COUNTY REGISTERED PROFESSIONAL SURVEYOR AND THE CUMBERLAND COUNTY REGISTRY OF DEEDS, AS WELL AS BOUNDARY LINE AGREEMENT BETWEEN THE APPLICANT AND MR. LANGERMAN.

[illegible][illegible]

SEBAGO
TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Brunswick

FIRST AMENDED SUBDIVISION PLAN OF: MONIQUE DRIVE SUBDIVISION WINDHAM MAINE 04062 FOR RECORD OWNER: ROBERT CLOUTIER 14 MONIQUE DRIVE WINDHAM, MAINE 04062	
DESIGNED	MWE
DRAWN	JMC
CHECKED	MWE
DATE	1/12/2026
SCALE	1"=60'
PROJECT	04351

SHEET 2 OF 5

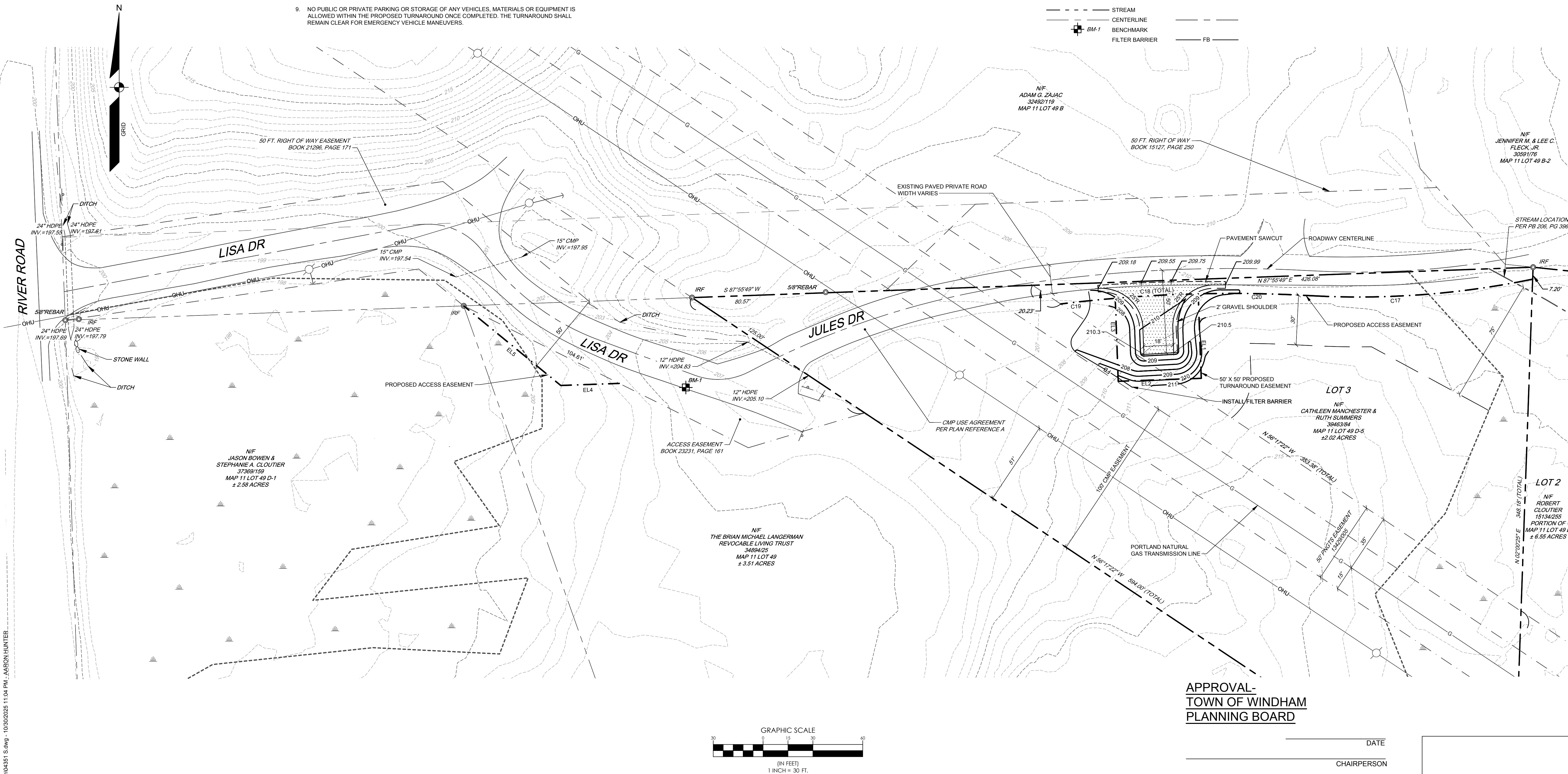
1. EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO., JULY 2001, AND REORIENTED TO MAINE STATE PLANE GRID, INTERIOR LOT LINES BY MULTIPLE SURVEYORS OVER THE YEARS, THE EASEMENT WITHIN LOT 3 IS BEING CREATED.
2. TOPOGRAPHIC INFORMATION SHOWN WITHIN LISA DRIVE AND JULES DRIVE ARE GROUND SURVEY SHOWN HEREON IS BASED UPON TRADITIONAL SURVEY MEANS AND METHODS. AREAS OUTSIDE OF THE GROUND TOPOGRAPHIC ARE BASED UPON PUBLICLY AVAILABLE LIDAR POINT CLOUD DISTRIBUTED BY NOAA, AND COLLECTED BY USGS FOR SOUTH CENTRAL MAINE, IN 2022, AND INTERPRETED BY SEBAGO TECHINCS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
3. PLAN REFERENCES:
 - A. "PLAN SHOWING A STANDARD BOUNDARY SURVEY" FOR GEORGE CHAMARD, WINDHAM, MAINE BY JOHN A. BELDING, DATED AUGUST 24, 1988.
 - B. "STANDARD BOUNDARY SURVEY ON RIVER ROAD, WINDHAM, MAINE" FOR ROBERT CLOUTIER, BY WAYNE T. WOOD & CO., DATED JULY 2001.
 - C. "SUBDIVISION PLAN" OF RIVER ROAD FARMS, WINDHAM, MAINE FOR ROBERT CLOUTIER BY SEBAGO TECHINCS, INC. DATED OCTOBER 4, 2005 AND REVISED THROUGH MAY 12, 2006, RECORDED IN CROD PLAN BOOK 206 PAGE 396.
 - D. AMENDED FAMILY DIVISION OF CLOUTIER PARCEL BY SEBAGO TECHINCS, INC. DATED THROUGH JULY 18, 2012 AND RECORDED IN CROD PLAN BOOK 212 PAGE 280.

4. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2004 BY GARY LUTHERLUST, CSS #462, OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL, AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. WETLAND FLAGS WITHIN THE DEVELOPMENT AREAS WERE LOCATED IN 2004 BY GROUND SURVEY. THEREFORE, WETLAND FLAGS OUTSIDE OF THE CURRENT DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION IF THEY ARE TO BE IMPACTED.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID 18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. BENCHMARK:
BM-1 MAG NAIL IN PAVEMENT ELEVATION: 206.60 (NAVD88)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1A52-05, UTILITY DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS ARE RESPONSIBLE FOR CONDUCTING DIGITALLY ASSISTED UTILITY SYSTEMS, (I.e. 8" OR DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23017800308, HAVING AN EFFECTIVE DATE OF 09/02/1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
9. NO PUBLIC OR PRIVATE PARKING OR STORAGE OF ANY VEHICLES, MATERIALS OR EQUIPMENT IS ALLOWED WITHIN THE PROPOSED TURNAROUND ONCE COMPLETED. THE TURNAROUND SHALL REMAIN CLEAR FOR EMERGENCY VEHICLE MANEUVERS.

LINE	DIRECTION	DISTANCE
EL1	N 2°04'11" W	50.89'
EL2	N 87°55'49" E	50.00'
EL3	S 2°04'11" E	50.00'
EL4	S 87°55'49" W	35.19'
EL5	N 50°39'36" W	75.59'

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C17	134.67'	515.00'	S 85°45'55" W	134.28'
C18	50.02'	835.00'	N 86°54'46" E	50.01'
C19	33.04'	835.00'	S 83°02'03" W	33.04'
C20	67.44'	835.00'	N 89°03'26" W	67.42'

EXISTING	DESCRIPTION	PROPOSED
_____	PROPERTY LINE/R.O.W.	_____
_____	ABUTTER LINE/R.O.W.	_____
_____	DEED LINE/R.O.W.	_____
_____	SETBACK	_____
_____	EASEMENT	_____ • • •
	MENTUM	_____
	IRON PIPE/ROD	C11L1
<i>C11L1</i>	CURVE/LINE NO.	_____
<i>N/F</i>	NOW OR FORMERLY	_____
_____	EDGE OF PAVEMENT	=====
_____	EDGE GRAVEL	=====
<i>120'-----118'</i>	CONTOURS	=====120'
	STONE WALL	_____
	SIGN	_____
-----	CULVERT	_____
_____ OHU	OVERHEAD UTILITY	_____
~O~	UTILITY POLE	_____
(←)	GUY WIRE	_____
-----	EDGE WETLAND	_____
	WETLANDS	_____
_____	STREAM	_____
_____	CENTERLINE	_____
BM-1	BENCHMARK	_____
_____	FILTER BARRIER	_____ FB

[illegible]

CHAIRPERSON

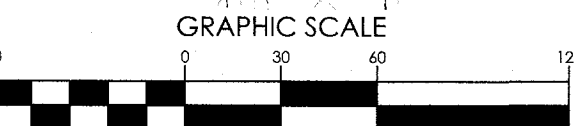
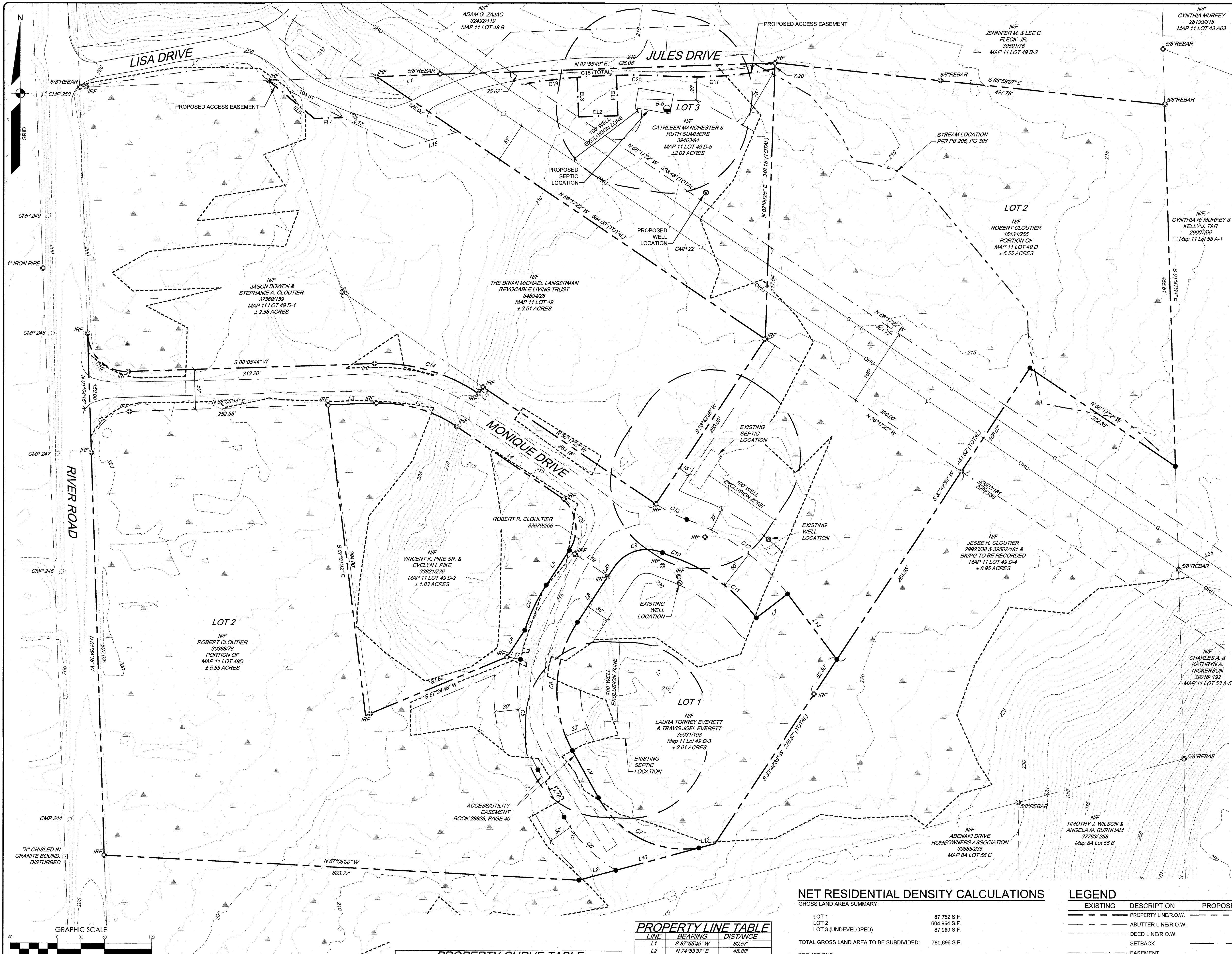
ATTEST: _____ REGISTER

SHEET 3 OF 5

FOR RECORD OWNER:
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

South Portland, Bridgton, Sanford and Bath

EV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.			



GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FT.

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL1	N 2°04'11" W	50.89'
EL2	N 87°55'49" E	50.00'
EL3	S 2°04'11" E	50.00'
EL4	S 87°55'49" W	35.19'
EL5	N 50°39'36" W	75.59'

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C17	134.67'	515.00'	S 85°45'55" W	134.28'
C18	50.02'	835.00'	N 86°54'46" E	50.01'
C19	63.04'	835.00'	S 83°02'03" W	63.02'
C20	67.44'	835.00'	N 89°03'26" W	67.42'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
EC1	78.54'	175.00'	N 43°08'44" E	107.04'
EC2	108.78'	175.00'	S 74°05'49" E	107.04'
C3	78.54'	50.00'	S 11°17'22" E	70.71'
C4	63.24'	225.00'	S 25°39'31" W	63.03'
C5	143.53'	205.00'	N 09°09'04" W	140.62'
C6	94.98'	175.00'	S 44°45'29" E	93.82'
C7	151.23'	125.00'	S 63°32'05" E	142.12'
C8	170.21'	155.00'	S 02°19'03" W	161.79'
C9	69.40'	50.00'	S 73°28'26" W	63.96'
C10	15.44'	225.00'	N 68°43'55" W	15.44'
C11	131.62'	225.00'	N 53°06'22" W	129.76'
C12	160.87'	275.00'	S 50°56'23" E	158.69'
C13	44.00'	175.00'	N 63°29'40" W	43.88'
C14	139.86'	225.00'	S 74°05'49" E	137.62'
C15	76.54'	50.00'	S 46°54'16" E	70.71'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°53'40" W	80.57'
L2	N 74°53'37" E	48.88'
L3	S 88°05'44" W	60.87'
L4	N 56°17'26" W	155.35'
L5	N 33°42'38" E	52.57'
L6	S 33°42'38" W	40.53'
L7	S 52°49'08" W	50.00'
L8	S 33°42'38" W	69.32'
L9	N 28°12'32" W	68.13'
L10	S 74°53'37" W	109.07'
L11	S 78°05'35" E	17.38'
L12	S 33°42'38" W	10.00'
L13	S 74°53'37" W	21.22'
L14	N 37°10'52" W	103.72'
L16	S 29°12'32" E	68.13'
L17	N 63°31'02" W	191.48'
L18	S 73°19'16" W	73.09'
L19	S 56°17'22" E	58.83'
L20	N 33°42'38" E	14.58'

NET RESIDENTIAL DENSITY CALCULATIONS

GROSS LAND AREA SUMMARY:	
LOT 1	87,752 S.F.
LOT 2	604,964 S.F.
LOT 3 (UNDEVELOPED)	87,980 S.F.
TOTAL GROSS LAND AREA TO BE SUBDIVIDED:	780,696 S.F.

DEDUCTIONS:	
1. RIGHT-OF-WAY	167,409 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	519,648 S.F.
6. SURFACE WATERBODIES	0 S.F. (LOCATED WITHIN #5)
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	93,639 S.F.
REQUIRED NET AREA PER DWELLING:	30,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	3
EXISTING NUMBER OF LOTS/DWELLINGS:	2 (LOTS 1 AND 2)
NUMBER OF LOTS PROPOSED:	1 (LOT 3)
TOTAL NUMBER OF LOTS:	3

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	●
○	IRON PIPE/ROD	○
C1/L1	CURVE/LINE NO.	C1/L1
---	NOW OR FORMERLY	N/F
TP-1	TEST PIT	TP-1
---	EDGE WETLAND	---
WETLANDS	WETLANDS	WETLANDS
---	GAS	---
OHU	OVERHEAD UTILITY	OHU
U	UTILITY POLE	U
---	CONTOURS	---
---	WELL	---

APPROVAL- TOWN OF WINDHAM PLANNING BOARD

February 24, 2025

Signed by: Mary Govea DATE _____

Signed by: [Signature] CHAIRPERSON

Signed by: [Signature]

Signed by: [Signature]

Signed by: [Signature]

STATE OF MAINE, CUMBERLAND COUNTY
SS. REGISTRY OF DEEDS
RECEIVED July 10, 2025
AT 3:04 PM AND
PLAN BOOK 225 PAGE 249
ATTEST: [Signature] REGISTER

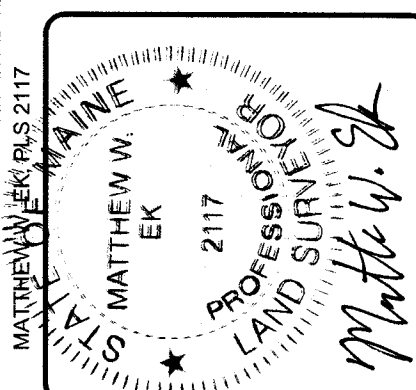
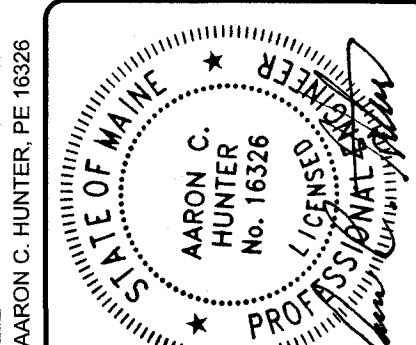
- ### GENERAL NOTES
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 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.

WAIVERS

- THE APPROVED WAIVER OF §120-911(5)(A)(1) TO ALLOW THE EXISTING PAVEMENT WIDTH OF 17-FEET, OF THE EXISTING MINOR PRIVATE STREET, JULES DRIVE.

CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 3, 2024, DECEMBER 23, 2024, AND AS AMENDED FEBRUARY 24, 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, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-913 OF THE LAND USE ORDINANCE.
- IN ACCORDANCE WITH §120-914(B) 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 WINDHAM PLANNING BOARD #24-28 APPROVAL LETTER - MONIQUE DRIVE SUBDIVISION - MONIQUE DRIVE - 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.
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- PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 3 (TAX MAP: 11 LOT: 49-D05), THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR A RECORDED ACCESS EASEMENT EXHIBIT A "RIGHT OF WAY" PULLOUT LOCATION ON LOT 3.
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REVISOR FOR PLANNING BOARD SIGNATURES	
H	MWE 03/12/2025
G	MWE 02/18/2025
F	MWE 01/08/2025
E	MWE 12/18/2024
D	MWE 08/29/2024
C	MWE 08/07/2024
B	JMC 08/05/2024
REV. BY:	DATE:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.	



SUBDIVISION PLAN OF: **MONIQUE DRIVE SUBDIVISION**

DESIGNED: **MWE**

DRAWN: **JMC**

CHECKED: **MWE**

DATE: **07/08/2024**

SCALE: **1" = 60'**

PROJECT: **04351**

FOR RECORD OWNER: **ROBERT CLOUTIER**

14 MONIQUE DRIVE
WINDHAM, MAINE 04062

SHEET 2 OF 5

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