Sketch Plan
Application Materials

Meredith Woods Subdivision
Meredith Drive
Windham, Maine

Prepared by:
Steve Roberge
SJR Engineering Inc.
16 Thurston Drive
Monmouth, Maine 04259
Tel/Fax: 1-207-242-6248

STATE OF MAINE
STEPHEN J. ROBERGE
No. 4035
LICENSED
PROFESSIONAL ENGINEER
6/23/2025

Town of Windham
Planning Department:
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916 -
www.windhammaine.us

SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

FEES FOR SKETCH PLAN REVIEW	APPLICATION FEE:	☑ $200.00
	REVIEW ESCROW:	☐ $300.00 - MINOR ☑ $400.00 - MAJOR

AMOUNT PAID: $ 600.00
DATE: 6/23/25
Office Use:

Office Stamp:

PROPERTY DESCRIPTION	Parcel ID	Map #	6	Lot(s) #	38-E02	Zoning District(s)	Farm	Total Land Area SF	1,029,952 sf
	Physical Address	Meredith Drive				Watershed:			

PROPERTY OWNER'S INFORMATION	Name	Meredith Way LLC	Mailing Address	190 US Route 1, Box 11 Falmouth, Maine 04105
	Phone	207-415-8723		
	Fax or Cell			
	Email	laurie@mainedevelopmentgroup.com		

APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	Name	Same as above	Name of Business	
	Phone		Mailing Address	
	Fax or Cell			
	Email			

APPLICANT'S AGENT INFORMATION	Name	Steve Roberge	Name of Business	SJR Engineering Inc
	Phone	207-242-6248	Mailing Address	16 Thurston Drive Monmouth, Maine 04259
	Fax or Cell			
	Email	steve@sjreng.com		

PROJECT INFORMATION

Existing Land Use *(Use extra paper, if necessary)*:
Raw undeveloped forested land except for the roughed in ROW to the parcel.

Provide a narrative description of the Proposed Project *(Use extra paper, if necessary)*:
The project is to develop a subdivision with5 new residential lots. The roughly 700' access to the site will be created into a new private road that will end in a cul-de-sac. The subdivision will be created using the conservation subdivision criteria. A net residential density calculation shows that 12 lots could be allowed. Due to the LUO restriction of 30 lots on a dead end without a second access point, the project is limited to 5 lots. The five lots will be roughly 30,000 sf in size, and have public water, septic systems, and underground power. Stormwater management will capture road runoff in Catches Basins and ditches. It will then be diverted to the proposed soil filter pond behind lot 5. divert

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary):

Access to the project is limited to the 50' wide strip of land off Meredith Road that will be turned into a private road for access to the 5 lots. SIGNIFICANT WETLANDS ARE LOCATED (AND PROTECTED) WITHIN THE IMMEDIATE AREA. A SIGNIFICANT STREAM CROSSES THE PARCEL CREATING NO VIABLE ACCESS TO THE REMAINING LAND (OPEN SPACE). THE PLAN IS HIGHLIGHTED IN COLOR SHOWING CONSTRAINTS OF WETLAND, STREAM, FLOOD PLAIN + STEEP SLOPES.

SKETCH PLAN MAJOR\MINOR SUBDIVISION APPLICATION REQUIREMENTS

Section 120-910 of the Land Use Ordinance

The submission shall contain, five (5) copies of 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 Sketch 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 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 Planning Board or Staff Review Committee meeting.
  - Five copies of application and plans
  - Application Payment and Review Escrow
- 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 SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, Section 120-910. Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.
NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECFICS, PER SECTIONS 120-906C(3) and 120-907A(2)(b)(2)).

Submission Requirements	Applicant	Staff
a) Completed Sketch Plan Application form	☑	☐
b) Proposed Project Conditions:		
- Condition of the site	☑	☐
- Proposed use	☑	☐
- Constraints/opportunities of site	☑	☐
Outline any of the follow		
- Traffic Study WAIVER REQUEST	☐	☐
- Utility Study WAIVER REQUEST	☐	☐
- Market Study WAIVER REQUEST	☐	☐
c) Name, address, phone for record owner and applicant	☑	☐
d) Names and addresses of all consultants working on the project	☑	☐
e) Evidence of right, title, or interest in the property	☑	☐
f) Evidence of payment of Sketch Plan fees and escrow deposit	☑	☐
g) Any anticipated waiver requests (Section 120-908)		
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	☑	☐
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	☑	☐
Waivers from Subdivision Performance Standards in Section 120-911 of the Land Use Ordinance.	☑	☐
- If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	☑	☐

	Applicant	Staff
h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	☑	☐
i) An existing resources inventory and site analysis sketch plan for conservation subdivisions as described in § 120-911K(3)	☑	☐
j) Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	☑	☐
Plan Requirements		
1. Name of subdivision, north arrow, date and scale.	☑	☐
2. Boundary and lot lines of the subdivision.	☑	☐
3. Approximate location, width, and purpose of easements or restrictions.	☑	☐
4. Streets on and adjacent to the tract.	☑	☐
5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	☑	☐
6. Existing buildings, structures, or other improvements on the site.	☑	☐
7. Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	☑	☐
PDF Electronic Submission	☑	☐

The undersigned hereby makes 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.

Stephen Roberge — APPLICANT OR AGENT'S SIGNATURE
6/25/2025 — DATE
STEPHEN ROBERGE — PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	MEREDITH WAY LLC		
PROPERTY DESCRIPTION	Physical Address	MEREDITH DRIVE WINDHAM, ME	Map	6
			Lot	38-E02
APPLICANT'S AGENT INFORMATION	Name	STEVE ROBERGE, SJR ENGINEERING INC		
	Phone	207-242-6248	Business Name & Mailing Address	SJR ENGINEERING INC 16 THURSTON DRIVE MONMOUTH, ME 04259
	Fax/Cell	—		
	Email	STEVE@SJRENG.COM		

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

DocuSigned by:
Laurie Bachelder
2483180EA5214A2...
APPLICANT SIGNATURE

6/25/2025
DATE

Laurie Bachelder
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

Stephen Roberge
APPLICANT'S AGENT SIGNATURE

6/23/2025
DATE

STEPHEN ROBERGE
PLEASE TYPE OR PRINT NAME HERE

TOWN OF WINDHAM
MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form
(Section 908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

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Subdivision or

Project Name: MEREDITH WOODS SUBDIVISION

Tax Map: 6

Lot(s): 38-E02

Waivers are requested from the following Performance and Design Standards (Add Forms as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
120-910.C.3.C.1.a	HIGH INTENSITY SOIL SURVEY	☒
120-910.C.3.C.1.c.b	HYDROGEOLOGIC ASSESSMENT	☒
		☐
		☐
		☐

SEE BELOW

a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

HIGH INTENSITY SOIL SURVEY - WE HAVE UTILIZED PREVIOUS APPROVAL DOCUMENTS IN DETERMINING EXISTING SOILS. TP FOR DISPOSAL SYSTEMS WILL BE SITE SPECIFIC

HYDROGEOLOGIC ASSESSMENT - THE PARCEL SIZE HAS LESS THAN 1 DWELLING UNIT PER 100,000 S.F.

(continued next page)

SJR ENGINEERING, INC.
STEVE@SJRENG.COM. 16 THURSTON DRIVE, MONMOUTH, ME. TEL: (207) 242-6248

June 23, 2025

Marge Govoni, Chair
Windham Planning Board
8 School Road
Windham, Maine 04062

Re: Proposed Meredith Woods Subdivision in Windham

Dear Board Members,

On behalf of Meredith Way LLC (Laurie Bachelder), we are pleased to submit this subdivision plan application to you for Planning Board sketch plan review. We have prepared plans and narratives for the proposed Meredith Woods Subdivision which includes 5 proposed lots with a new proposed access road. The parcel is identified as Tax Map 6 Lot 38-E02 and has 23.64 acres of land. Access is from Meredith Drive and has a 50' wide easement to the parcel. The parcel lies within the Farm Zoning District.

Boundary parcel information was taken from the "Minor Subdivision Plan - Lampron Subdivision" dated August 14, 2024. We have added these property line bearings/distances to our plan. This data will be utilized during the creation of a 5-lot amended final subdivision plat for recording at the registry.

LIDAR contour lines were downloaded from the NOAA website dated 2022 at a 2' contour interval.

A wetland delineation was taken from the "Minor Subdivision Plan - Lampron Subdivision" dated August 14, 2024 We have noted the location of the wetland boundary on our plans.

All subdivisions within the Farm Zoning district must be designed as either a conservation or a country subdivision. This proposal is designed according to the Conservation Subdivision criteria. The first item of design includes determining the primary and secondary conservation areas.

Identification of primary conservation areas reveals the large wetland area along the western sideline meets the primary conservation goal. There is also another significant wetland that splits the parcel and includes an un-named stream with associated flood plains and stream setbacks. Portions of the parcel along the stream have steep slopes (greater than 25%). No other items have been identified for primary conservation area designation.

Identification of secondary conservation areas reveals no other area meets the secondary conservation goals. However, we have designed two large blocks of existing forested land area along the eastern and western sides of the site to remain as natural area (Open Space). This area would certainly be desirable to any future homeowner within the subdivision.

The next step of the design process would be to determine the Net Residential Density (NRD), and required Open Space components of a conservation subdivision. We have provided a tabulation showing the net residential density calculations on the plan. In summary, the total parcel area has deductions for proposed road ROW (51,046 sf), slope greater than 25% (67,649 sf), 100 year flood plain (40,156 sf), and wetlands (131,120 sf). These deductions (289,971 sf) from the 1,061,386 sf total parcel leave 771,415 sf of remaining area. This remaining area (771,415 sf) divided by the allowed 60,000 sf lot size requirement for Conservation Subdivisions is 12.9 lots. We have designed for 5 additional lots.

In determining the required open space for conservation subdivisions, the LUO requires one half of the remaining land (771,415/2=385,708) plus all of the deductions as noted in net residential density (289,971) calculations. The total required open space is calculated to be 289,971+385,708=675,679 sf. We have provided 854,998 sf of open space.

One of the limiting factors to this subdivision is created by the number of lots to be served from a dead end street. We have discussed this with the Planning Department and have settled with the 5 new lots as proposed, which meets the capacity of this street without a second connector road.

Since the subdivision has only 5 proposed lots, the street design ordinance requires it be designed to no less than the minor private street standard. The proposed plan is to construct 810' (to center of cul-de-sac) of proposed minor private road with a cul-de-sac located at the end of road. The LUO allows gravel travel lanes to be 9' wide with 2' wide graveled shoulders on each side of the road. A cul-de-sac is proposed at the end of Meredith Way with an offset circular travel path. The Developer is proposing to pave the road with 9' travel lanes and 22' of pavement around the cul-de-sac. The road is to be owned and maintained by the Homeowners Association.

We have proposed 5 lots be created with access off proposed Meredith Way. Each 30,000+ sf lot is designed to have at least 100' of road frontage except

along the cul-de-sac where 50' is the required minimum frontage. Building setbacks have been shown on the plans (front 25', side/rear 10', and more 100' from Meredith Drive). All building setbacks have been increased to 50' along the total parcel perimeter property line, and 100' from the primary wetland conservation area (Lot 1).

Each of the lots will utilize underground electricity, cable communications, and have private wells and septic systems. Test pits for septic disposal areas have been initially performed by Mark Cenci (Cenci Associates). Additional test pits for septic disposal will be located by Mark Censi Associates on each of the lots prior to preliminary approval.

Stormwater flows from this parcel flow into two onsite watershed areas. We are capturing stormwater flows from the cul-de-sac area using curbs and catch basins, and diverting these flows to a soil filter pond behind Lot 5. The soil filter pond will control stormwater flows to pre-existing conditions as well as provide for stormwater quality filtration. The pond will be operated and maintained by the homeowner's association on land of Lot 5 (stormwater easement).

Erosion control will be necessary during the earthwork excavation and filling at the site for construction of the proposed roads, buildings, driveways, and stormwater pond area. A stabilized construction entrance will be required to help minimize potential soil material from tracking onto Meredith Drive. Silt fences, erosion control berms, hay mulch, and riprap on fabric ditches will also be shown on the plan and depicted in the construction details. All disturbed areas not covered with pavement, gravel, or building are to be loamed and seeded with a vegetative grass, and mulched. As construction progresses, different forms of erosion control will be necessary, and should be employed by the Contractor according to DEP's latest edition of "Best Management Practices".

A Homeowners Association will be drafted and be part of a future submission to the Planning Board that covers ownership, maintenance and operations for the road, stormwater management, and open space responsibilities.

A Fall 2025 construction startup date is planned once approvals for the project have been obtained. The developer will construct each of the lots as spec houses and offer for sale after construction. Since the developer is in complete control of the lot development, impervious and disturbed areas have been calculated into the stormwater management plan. These assumed development areas will be noted on the subdivision plan to be recorded.

This proposal will require Town of Windham Subdivision approvals. We have calculated less than 1 acre of impervious surface would be created for the subdivision. We have also calculated more than 1 acre of disturbance would occur with this proposal. Therefore, a MDEP Stormwater PBR permit is also required.

The developer (Meredith Way, LLC (Laurie Bachelder) has extensive development experience with an approved 14 lot subdivision in Sidney, a 12-unit affordable housing development in North Yarmouth, and a recent 6 lot subdivision on Betty Lane in Windham. Numerous individual residential structures have also been constructed through her development company. This development will be constructed by one entity using "Maine Development and Excavation Group" resources (earthwork and building construction).

Meredith Way, LLC has retained the services of SJR Engineering for subdivision design/project management through the permitting process. Other consultants that will be utilized in the development of the project include Mark Censi Associates (septic, groundwater), Wayne Wood + Company for surveying needs, and Kristen Collins of Preti/Flaherty for legal documents.

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,

Steve Roberge

Stephen Roberge, PE
for SJR Engineering Inc.

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

2437137

DLN:

KNOW ALL BY THESE PRESENTS, That **I, Darryl Jon Hawkes**, whose mailing address is **72 Brook Street, Westbrook, ME 04092**, for consideration paid, grants to **Meredith Way LLC, a Maine Limited Liability Company,** whose mailing address is **190 US Route One, Falmouth, ME 04105**, with Warranty Covenants, the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land located southeasterly side of but not adjacent to the Barnes Road, so-called in the Town of Windham, County of Cumberland and State of Maine more particularly described as follows:

Beginning at a point marking the most northeasterly corner of Lot #8 as shown on a plan entitled "Mystic Woods Subdivision Barnes Road, Windham, Maine" by Pinkham & Greer recorded in the Cumberland County Registry of Deeds in Plan Book 216, Page 91.

Thence N 53° 18' 14" E 541.59 feet to a point;

Thence N 06° 27' 08" E 356.61 feet to a point;

Thence N 24° 02' 18" W 505.88 feet to a point;

Thence N 66° 55' 55" W 309.92 feet to a point;

Thence S 11° 13' 21" E 301.40 feet to a point;

Thence S 46° 30' 47" W 337.85 feet to a point;

Thence N 40° 59' 25" W 260.25 feet to a point and land now or formerly of Bradley and Suzanne Marston;

Thence N 32° 06' 22" E 868.01 feet to a point and land now or formerly of Fred and Doris Staples;

Thence S 35° 50' 39" E along the land of said Staples a distance of 1625.41 feet to a point;

Thence 32° 00' 43" W along other lands of Fred Staples a distance of 1089.01 feet to a point and land nor or formerly of Matt Hancock International LLC;

Thence N 35° 43' 29" W along the land of Matt Hancock International LLC a distance of 471.00 feet to a point;

Thence S 45° 37' 42" W along lands of said Hancock a distance of 56.25 feet to a point;

Thence N 32° 10' 55" W a distance of 275.25 feet and the point of beginning.

Also including a certain easement as depicted on said plan more particularly described as follows:

Beginning on the northwesterly side of the cul-de-sac at the terminus of Meredith Drive as shown on said plan, with a curve radius of 60', an arc length of 50.01 feet, a chord length of 48.57 feet and a chord bearing of N 47° 52' 15" E.

Thence N 03° 11' 42" E a distance of 484.08 feet to a point;

Thence S 66° 55' 55" E a distance of 50.01 feet to a point;

Thence S 03° 11' 42" W a distance of 365.31 feet to the referenced arc in the cul-de-sac.

Also another certain lot or parcel of land, situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a capped iron rod set (PLS #2190) on the southerly sideline of the cul-de-sac of Meredith Drive at the southwesterly corner of Lot 20 as shown on aforesaid plan;

thence in a general westerly direction along the southerly sideline of said Meredith Drive and along a circular curve to the left, circumscribed by a radius of 60.00 feet, an arc length of 50.01 feet to a granite monument to be set and the southeasterly corner of Lot 21; said granite monument to be set being S 74°-52'-15" W a tie distance of 48.57 feet from said previous capped iron rod set;

thence N 37°-14'-02" W along said Lot 21 a distance of 6.00 feet to a capped iron rod set (PLS #2190);

thence N 03°-11'-42" E along said Lot 21 and along Open Space a distance of 643.68 feet to a point and land now or formerly of Anita Lampron;

thence S 66°-55'-55" E along the land of said Lampron a distance of 53.17 feet to a point and said Open Space;

thence S 03°-11'-42" W along said Open Space and along Lot 20 a distance of 614.90 feet to the point of beginning.

The above-described easement encompasses 31,432 s.f.. All bearings refer to grid north.

All as identified as "Possible future road extension" as shown on a certain plan entitled "Mystic Woods Subdivision, Barnes Road, Windham, Maine" dated May 5, 2015 by Pinkham & Greer Civil Engineers recorded in the Cumberland County Registry of Deeds in Plan Book 216 Page 91.

Subject to certain easements granted to the Town of Windham, Maine and to the Mystic Woods Homeowners Association.

Meaning and intending to convey and conveying the real property described in a deed to Darryl Jon Hawkes, by virtue of deed dated April 6, 2022 and recorded in the Cumberland County Registry of Deeds at Book 39327, Page 140 and by virtue of deed dated March 21, 2023 and recorded in the Cumberland County Registry of Deeds at Book 40036, Page 238.

DOC.7322 BK.41309 PG.344
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
03/03/2025, 02:12:25P
Register of Deeds Jessica M. Spaulding E-RECORDED

Witness my hand and seal this 28th day of February, 2025.

Witness:

_____

_____
Darryl Jon Hawkes

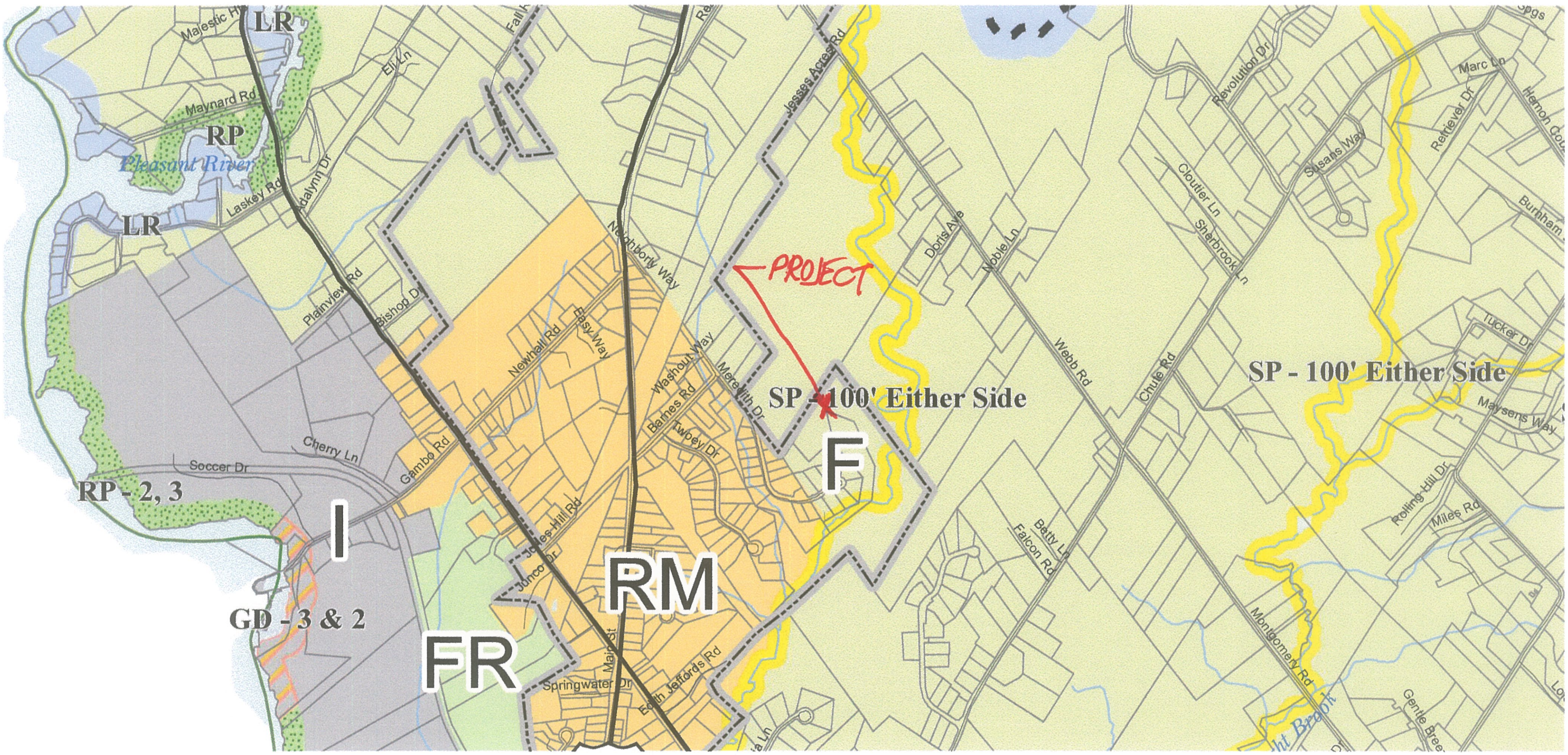
STATE OF MAINE
COUNTY OF CUMBERLAND, ss. February 28, 2025

Personally appeared on the above date, the above-named **Darryl Jon Hawkes** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public/Attorney at Law
Print name:
Exp: _____

Carly S. Joyce
State of Maine
Attorney at Law
Bar #9659



LR
RP
Pleasant River
LR
RP - 2, 3
I
GD - 3 & 2
FR
RM
F
SP - 100' Either Side
SP - 100' Either Side
PROJECT
Maynard Rd
Laskey Rd
Eli Ln
Plainview Rd
Bishop Dr
Cherry Ln
Soccer Dr
Gambo Rd
Newhall Rd
Easy Way
Neighborly Way
Washout Way
Barnes Rd
Twpey Dr
Meredith Dr
Jesses Acres Rd
Junco Dr
Springwater Dr
Main St
Doris Ave
Noble Ln
Webb Rd
Chute Rd
Cloutier Ln
Sherbrook Ln
Revolution Dr
Susans Way
Retriever Dr
Marc Ln
Betty Ln
Falcon Rd
Montgomery Rd
Tucker Dr
Maysens Way
Rolling Hill Dr
Miles Rd

Bachelder Meredith Drive

Town of Windham, ME

February 22, 2025

1 inch = 273 Feet

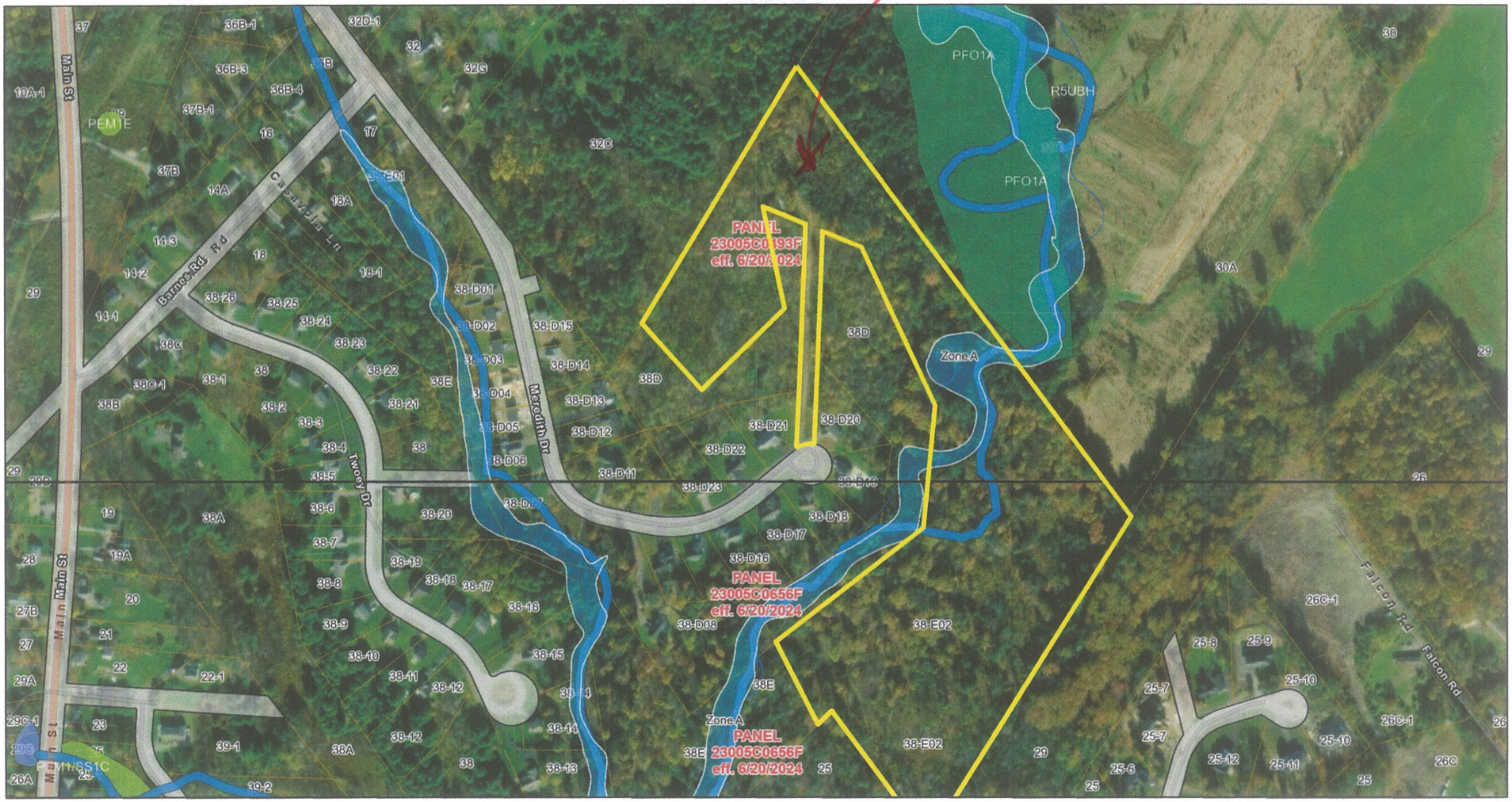
0 273 546 819

NEW MEREDITH WOODS SUBDIVISION

CAI Technologies

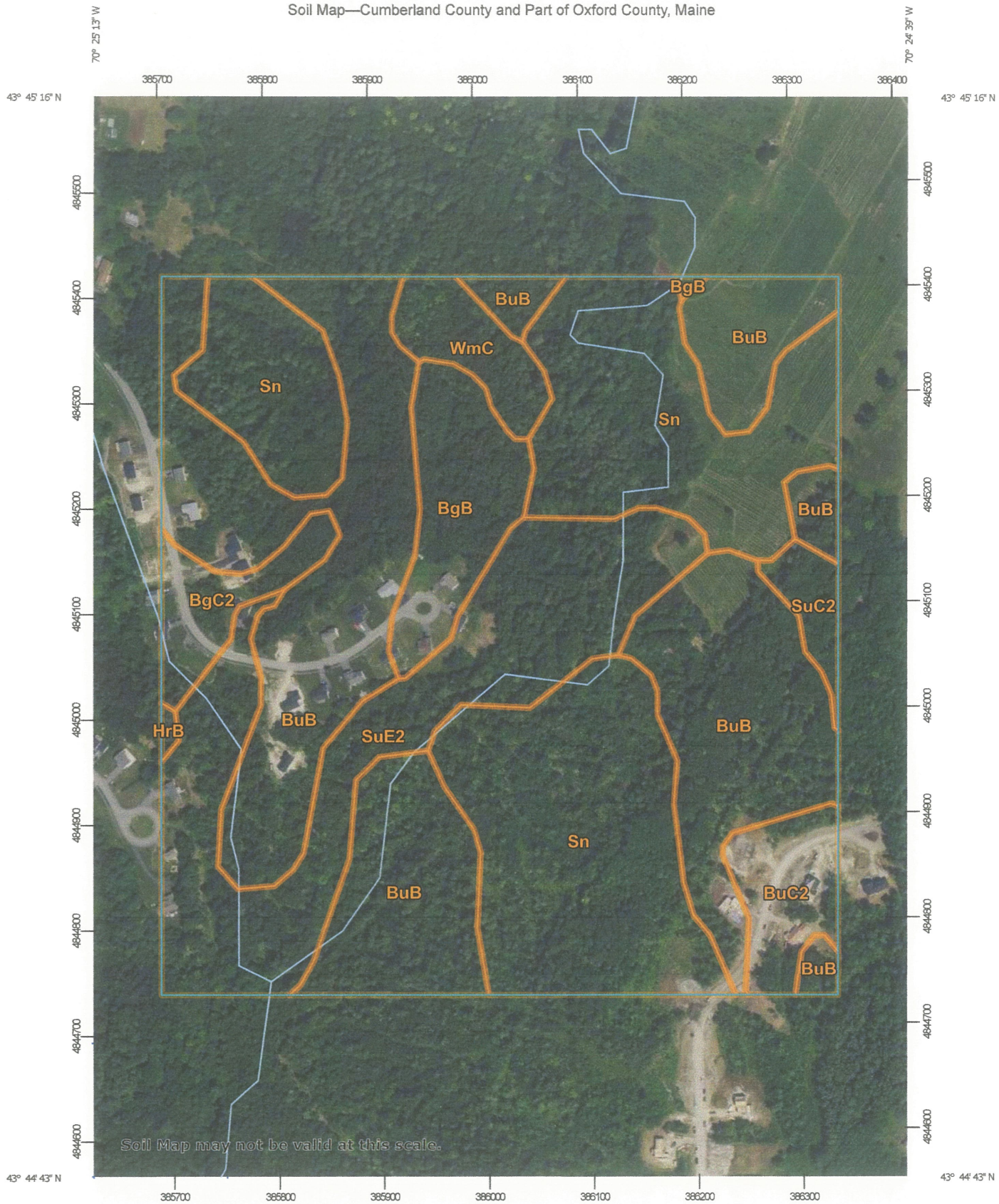
Precision Mapping, Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.


42 Meredith Dr
NEW MEREDITH WAY
TO MEREDITH WOODS SUBDIVISION
© 2025 Google



Map Scale: 1:4,990 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	5.7	5.3%
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	2.9	2.7%
BuB	Lamoine silt loam, 3 to 8 percent slopes	40.9	37.5%
BuC2	Buxton silt loam, 8 to 15 percent slopes	3.5	3.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.2	0.1%
Sn	Scantic silt loam, 0 to 3 percent slopes	33.6	30.9%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	1.5	1.3%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	17.9	16.4%
WmC	Windsor loamy sand, 8 to 15 percent slopes	2.8	2.6%
Totals for Area of Interest		**109.0**	**100.0%**

Cumberland County and Part of Oxford County, Maine

BuC2—Buxton silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2x1by
Elevation: 10 to 490 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Buxton and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Marine terraces, river valleys
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw1 - 7 to 18 inches: silt loam
Bw2 - 18 to 23 inches: silty clay loam
BC - 23 to 35 inches: silty clay loam
C - 35 to 65 inches: silty clay

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 17 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F144BY402ME - Clay Hills

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 5 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

BuB—Lamoine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0kc
Elevation: 10 to 490 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Lamoine and similar soils: 85 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamoine

Setting

Landform: Marine terraces, river valleys
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw - 7 to 13 inches: silt loam
Bg - 13 to 24 inches: silty clay loam
Cg - 24 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 17 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F144BY401ME - Clay Flat

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 10 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Biddeford

Percent of map unit: 1 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F144BY002ME - Marine Terrace Depression
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

BgB—Nicholville very fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2yjg5
Elevation: 20 to 2,300 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nicholville and similar soils: 85 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nicholville

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam
Bs - 7 to 19 inches: very fine sandy loam
BC - 19 to 30 inches: very fine sandy loam
C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

Sn—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3
Elevation: 10 to 900 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Scantic and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scantic

Setting

Landform: Marine terraces, river valleys
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Bg1 - 9 to 16 inches: silty clay loam
Bg2 - 16 to 29 inches: silty clay
Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144BY304ME - Wet Clay Flat
Hydric soil rating: Yes

Minor Components

Biddeford

Percent of map unit: 3 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Ecological site: F144BY002ME - Marine Terrace Depression
Hydric soil rating: Yes

Roundabout

Percent of map unit: 2 percent
Landform: River valleys, marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

SuC2—Suffield silt loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: blk1
Elevation: 10 to 900 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Suffield and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Suffield

Setting

Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine glaciolacustrine deposits

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 23 inches: silt loam
H3 - 23 to 33 inches: silty clay
H4 - 33 to 65 inches: silty clay

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F144BY402ME - Clay Hills

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

WmC—Windsor loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2svkq
Elevation: 0 to 1,260 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Windsor and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: — error in exists on —
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
Ap - 1 to 11 inches: loamy sand
Bw - 11 to 31 inches: loamy sand
C - 31 to 65 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

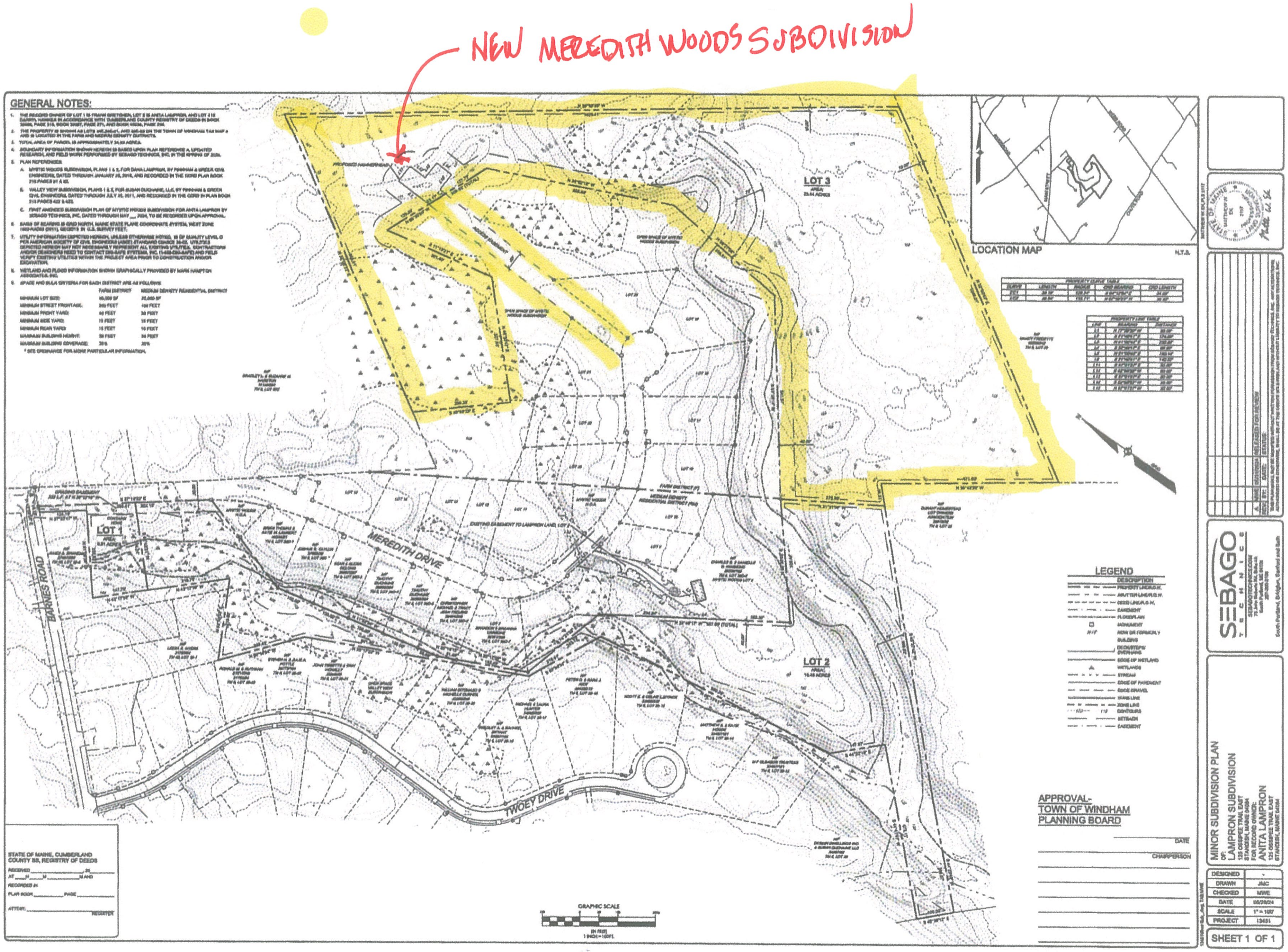
Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024


NEW MEREDITH WOODS SUBDIVISION
GENERAL NOTES:
LOT 3
LOT 2
LOT 1
MEREDITH DRIVE
TWOEY DRIVE
BARNES ROAD
LOCATION MAP
LEGEND
APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD
DATE
CHAIRPERSON
STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS
GRAPHIC SCALE
SEBAGO
TECHNICS
MINOR SUBDIVISION PLAN
LAMPRON SUBDIVISION
ANITA LAMPRON
DESIGNED
DRAWN JAC
CHECKED MWE
DATE
SCALE 1" = 100'
PROJECT
SHEET 1 OF 1

NEW MEREDITH WAY

LOT AREAS

LOT 1	28,858 SF
LOT 2	28,466 SF
LOT 3	28,000 SF
LOT 4	28,000 SF
LOT 5	28,000 SF
LOT 6	28,445 SF
LOT 7	27,184 SF
LOT 8	158,842 SF
LOT 9	28,861 SF
LOT 10	28,809 SF
LOT 11	48,224 SF
LOT 12	21,725 SF
LOT 13	28,745 SF
LOT 14	21,889 SF
LOT 15	21,784 SF
LOT 16	30,710 SF
LOT 17	30,834 SF
LOT 18	30,384 SF
LOT 19	30,334 SF
LOT 20	31,763 SF
LOT 21	30,870 SF
LOT 22	32,386 SF
LOT 23	349,353 SF

LOT DESCRIPTIONS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	675'	186.48'	185.97'	S 11°26'36" E	9°29'11"
C2	675'	13.33'	13.33'	N 12°23'58" W	1°07'49"
C3	225'	16.34'	16.33'	S 13°58'53" E	4°09'38"
C4	225'	167.66'	163.80'	N 28°34'49" W	28°33'54"
C5	225'	142.62'	140.24'	N 56°52'48" W	36°18'04"
C6	375'	19.12'	19.86'	S 83°49'16" E	11°34'09"
C7	375'	181.88'	180.11'	N 82°48'21" E	15°26'51"
C8	375'	139.86'	139.08'	N 68°13'31" E	19°11'03"
C9	375'	31.23'	31.22'	S 83°22'48" W	4°46'28"
C10	25'	36.36'	29.16'	N 81°02'23" E	66°54'55"
C11	60'	97.38'	86.78'	N 83°24'02" E	93°01'16"
C12	60'	83.76'	77.12'	S 15°43'31" W	79°59'11"
C13	60'	9.56'	9.12'	S 52°48'42" E	9°08'06"
C14	60'	50.21'	48.81'	N 14°52'15" E	47°56'11"
C15	325'	25.15'	25.14'	S 83°15'50" W	4°26'27"
C16	325'	139.03'	12.436'	N 66°33'16" E	22°00'38"
C17	775'	191.29'	14.18'	N 53°10'09" W	28°44'23"
C18	2'18.33'	50.01'	50.00'	N 30°05'21" W	85°18'26"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°37'15" E	46.71'
L2	S 15°22'48" E	50.00'
L3	N 14°37'15" E	46.11'
L4	S 09°46'19" W	48.61'
L5	S 80°28'51" W	54.28'
L6	S 31°14'02" E	6.00'
L7	S 68°54'58" E	31.52'
L8	S 58°55'39" W	23.32'
L9	S 31°31'09" E	44.82'
L10	S 18°02'12" E	24.28'
L11	S 26°18'15" E	51.49'
L12	S 11°52'34" E	86.88'

50' EASEMENT TO ABUTTERS PROPERTY

UTILITY EASEMENT 172.62' LF AT S 13°24'44" W

10' X 10' ELECTRICAL UTILITY EASEMENT, TYP. 7 PLACES

GRADING EASEMENT 353 LF AT N 36°12'16" W

WETLAND IMPACT AREA #1 = 2,920 SF

WETLAND IMPACT AREA #2 = 1,062 SF

WETLAND IMPACT AREA #3 = 1,929 SF

WETLAND IMPACT AREA #4

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT
2. PERIMETER SURVEY BY OTHERS. (SEE GENERAL NOTE 4 ON SHEET C0.1)
3. CERTIFICATION IS FOR INTERIOR LOT LINES ONLY.

STATE OF MAINE ROBERT C. LIBBY JR. 10251 LICENSED PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #1251

1/29/16

LOT IMPERVIOUS & LANDSCAPE AREAS

SUBDIVISION LOT NUMBER:	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)
LOT 1	3,000	8,500
LOT 2	3,000	8,500
LOT 3	3,000	8,500
LOT 4	3,000	8,500
LOT 5	3,000	8,500
LOT 6	3,000	8,500
LOT 7	3,000	8,500
LOT 8	9,650	16,000
LOT 9	3,000	11,000
LOT 10	3,000	9,300
LOT 11	3,000	16,500
LOT 12	4,150	10,500
LOT 13	4,150	10,500
LOT 14	3,000	16,000
LOT 15	3,000	12,500
LOT 16	3,000	12,000
LOT 17	3,000	11,000
LOT 18	3,000	12,000
LOT 19	3,000	12,000
LOT 20	3,000	11,400
LOT 21	3,000	8,200
LOT 22	3,000	9,500
LOT 23	3,000	10,000

NOTE:
1. IMPERVIOUS AREAS LISTED WERE USED IN THE DRAINAGE MODEL. AREAS BEYOND THESE ON EACH LOT MAY REQUIRE ADDITIONAL REVIEW BY THE TOWN OF WINDHAM.

WETLAND IMPACT

AREA 1	2,920 SF.
AREA 2	1,062 SF.
AREA 3	1,929 SF.
AREA 4	PERMIT BY RULE
TOTAL =	7,868 SF.

TO PROTECT THE WETLANDS PERMANENT MARKERS ARE TO BE SET ALONG THE WETLAND BOUNDARIES ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 21, 22, & 23.

State of Maine, Cumberland SS. Registry of Deeds
Received April 11, 2016
at 2:18 p.m. and recorded in
Plan Book 2116 Page 93
Attest:

GRAPHIC SCALE
0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

Jeffrey Wilkerson
Margaret Pinkham

APPROVED January 25, 2016 DATE

LEGEND

EXISTING

- ABUTTERS PROPERTY
- THREAD OF THE STREAM
- BANK OF BLACK BROOK
- 25' STREAM SETBACK
- 75' STREAM PROTECTION ZONE
- FLOODPLAIN
- WETLAND LIMIT
- WETLAND
- ZONING DISTRICT
- STONE WALL
- EDGE OF PAVEMENT
- BUILDING

PROPOSED

- BUILDING SETBACK
- EASEMENT; UTILITY OR STORMWATER
- EASEMENT; CHP TRANSFORMER
- WETLAND/BUFFER MARKER TO BE SET
- IRON ROD TO BE SET
- MONUMENT TO BE SET
- WETLAND IMPACT

HOUSE & TAX MAP NUMBERS

SUBDIVISION LOT NUMBER:	TAX MAP:	LOT TAX NUMBER:	HOUSE ADDRESS:
LOT 1	6	38D-1	XX TO BE DETERMINED
LOT 2	6	38D-2	XX TO BE DETERMINED
LOT 3	6	38D-3	XX TO BE DETERMINED
LOT 4	6	38D-4	XX TO BE DETERMINED
LOT 5	6	38D-5	XX TO BE DETERMINED
LOT 6	6	38D-6	XX TO BE DETERMINED
LOT 7	6	38D-7	XX TO BE DETERMINED
LOT 8	6	38D-8	XX TO BE DETERMINED
LOT 9	6	38D-9	XX TO BE DETERMINED
LOT 10	6	38D-10	XX TO BE DETERMINED
LOT 11	6	38D-11	XX TO BE DETERMINED
LOT 12	6	38D-12	XX TO BE DETERMINED
LOT 13	6	38D-13	XX TO BE DETERMINED
LOT 14	6	38D-14	XX TO BE DETERMINED
LOT 15	6	38D-15	XX TO BE DETERMINED
LOT 16	6	38D-16	XX TO BE DETERMINED
LOT 17	6	38D-17	XX TO BE DETERMINED
LOT 18	6	38D-18	XX TO BE DETERMINED
LOT 19	6	38D-19	XX TO BE DETERMINED
LOT 20	6	38D-20	XX TO BE DETERMINED
LOT 21	6	38D-21	XX TO BE DETERMINED
LOT 22	6	38D-22	XX TO BE DETERMINED
LOT 23	6	38D-23	XX TO BE DETERMINED

PINKHAM & GREER CIVIL ENGINEERS
28 ANTHONY AVE, PORTLAND, ME. 04101
TEL: 207.797.1240 FAX: 207.797.4142

REV.	DATE	DESCRIPTION
7	1/28/16	FOR PLANNING BOARD SIGNATURES
6	1/15/16	ISSUED FOR FINAL SUBMITTAL
5	1/6/16	ISSUED FOR FINAL SUBMITTAL
4	12/1/15	REV'D PER STAFF REVIEW
3	11/13/15	REV'D PER STAFF REVIEW
2	7/7/15	REV'D PER STAFF REVIEW
1	6/17/15	REV'D FOR DEP APPROVAL

DANA LAMPRON
129 WESTERLEA WAY
STANDISH, ME

SCALE: AS SHOWN
DATE: MAY 5, 2015
PROJECT: 14114

DRN BY: CAB/JWG
DESG BY: TSG
CHK BY: MP

MYSTIC WOODS SUBDIVISION
BARNES ROAD
WINDHAM, MAINE

SUBDIVISION PLAN
SHEET 2 OF 2

C0.2

MAP/LOT 6 / 38D

NET RESIDENTIAL AREA & DENSITY

PARCEL AREA (LOT 2) -	23.64 ACRES (1,029,382± sf)
R/W THROUGH MYSTIC WOODS SUBDIVISION	= 31,434 sf
TOTAL	= 1,061,386 sf

DEDUCTIONS

a) PROPOSED ROAD R/W (RED)	= 31,046 sf
b) SLOPE GREATER THAN 25% NOT IN FLOOD (BROWN)	= 67,849 sf
c) LAND IN 100-YR FLOOD ZONE (BLUE)	= 40,156 sf
d) VERY POORLY DRAINED SOILS	= Ø sf
e) LAND IN RESOURCE PROTECTION ZONE	= Ø sf
f) LAND IN WETLANDS NOT IN SP ZONE (GREEN)	= 131,120 sf
g) WATER BODIES	= Ø sf
h) WILDLIFE HABITAT	= Ø sf
i) ENDANGERED SPECIES	= Ø sf
TOTAL DEDUCTIONS	= 289,971 sf
TOTAL LAND AREA MINUS DEDUCTIONS	= 771,415 sf

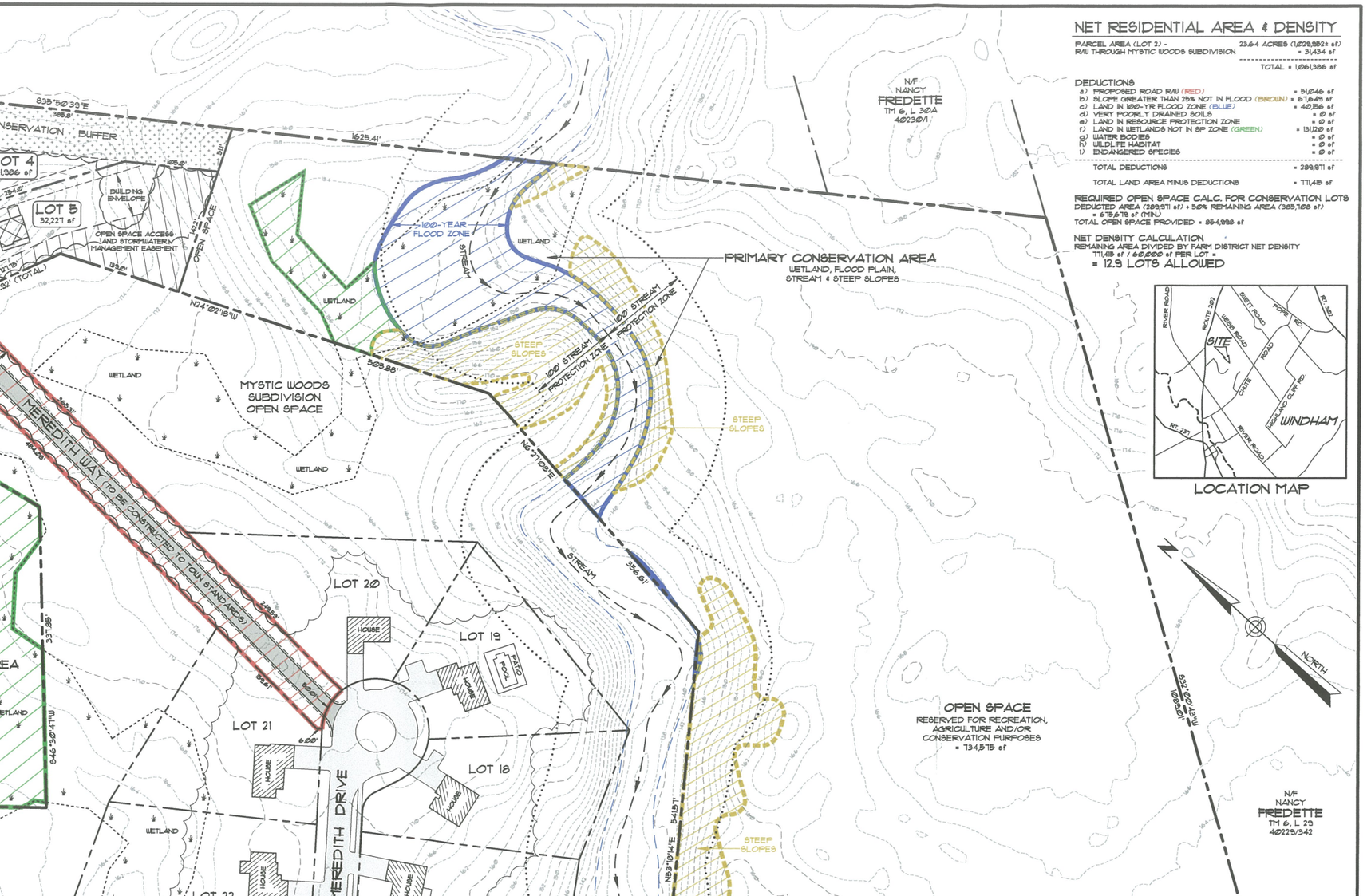
REQUIRED OPEN SPACE CALC. FOR CONSERVATION LOTS

DEDUCTED AREA (289,971 sf) x 50% REMAINING AREA (385,708 sf)
= 675,678 sf (MIN)
TOTAL OPEN SPACE PROVIDED = 854,998 sf

NET DENSITY CALCULATION

REMAINING AREA DIVIDED BY FARM DISTRICT NET DENSITY
771,415 sf / 60,000 sf PER LOT =
= 12.9 LOTS ALLOWED

LOCATION MAP



SCALE : 1" = 60'

0 30 60 120 180 240

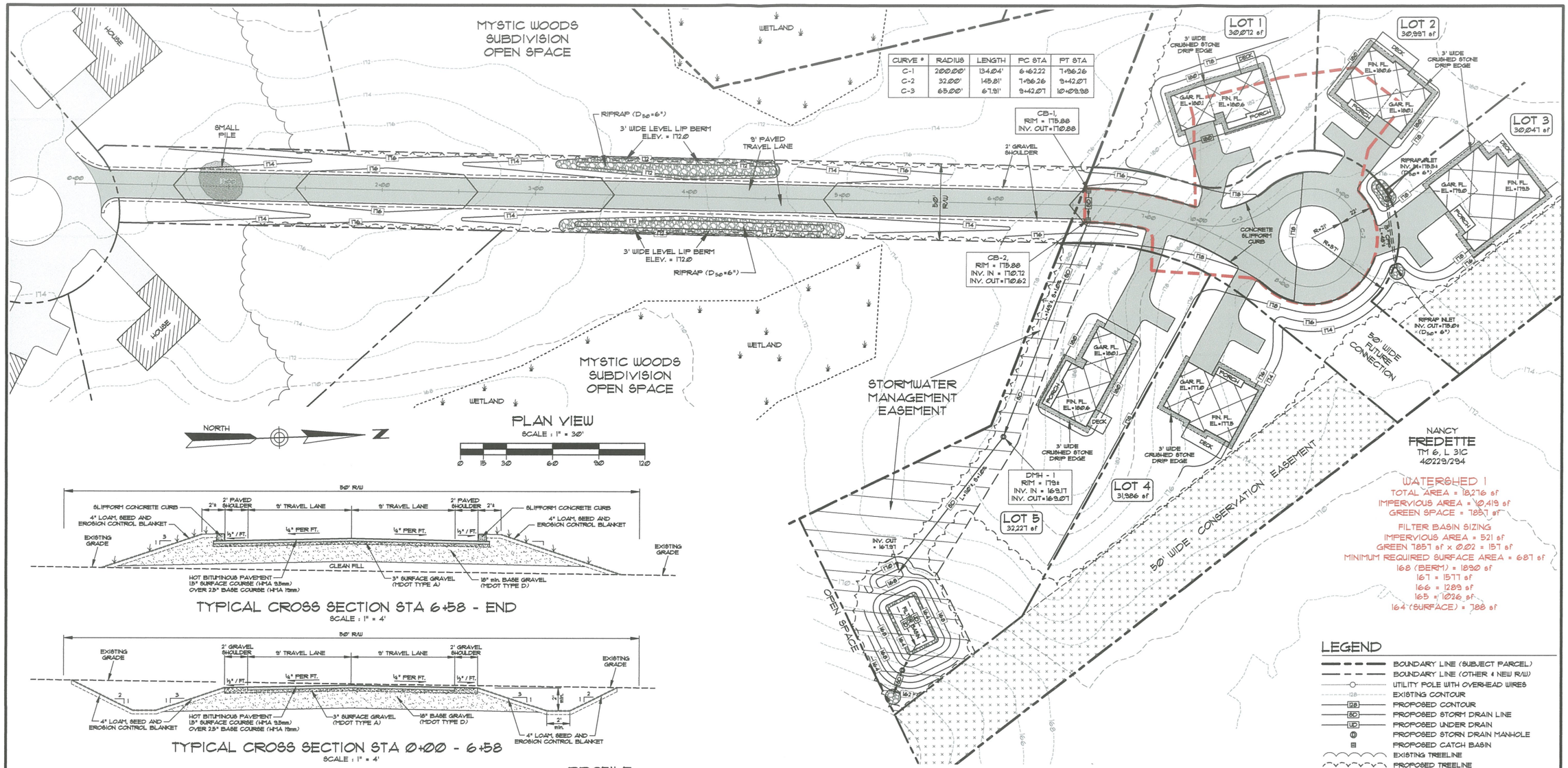
NOTES

1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PLAN, LAMPRON SUBDIVISION", REVISION DATED AUGUST 14, 2024, RECORDED AT SAID REGISTRY IN PLAN BOOK 224, PAGE 334.
3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343
TAX MAP 6, LOT 38-E02
5) PARCEL AREA = 23.64 ACRES
6) CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE AND ARE DATED 2022.
7) LOTS 1-5 ARE NOT WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 2300B0C 0493 F & 2300B0C 0656F, DATED JUNE 20, 2024. A PORTION OF THE DEDICATED OPEN SPACE IS WITHIN THE 100-YEAR FLOOD ZONE.
8) 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 FROM EXTERIOR (PERIMETER) LOT LINE = 50'
9) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F — NOW OR FORMERLY
- 23716/269 — BOOK AND PAGE NUMBER
- TM 6, L 32C — TAX MAP AND LOT NUMBER
- 260 — EXISTING CONTOUR (SEE NOTE 4)
- STREAM PROTECTION ZONE (200' WIDE)
- 100-YEAR FLOOD ZONE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING PAVEMENT
- EXISTING BUILDING
- PROPOSED PAVEMENT
- WETLAND AREA
- LCE — LIMITED COMMON ELEMENT

S.J.R. ENGINEERING	
16 THURSTON DRIVE - MONMOUTH, ME 04259	
TEL: (207) 242-6248 - steve@sjreng.com	
NET DENSITY PLAN	
MEREDITH WOODS SUBDIVISION	
MEREDITH DRIVE - WINDHAM, MAINE	
PREPARED FOR	
MEREDITH WAY, LLC	
366 ROUTE 1 - FALMOUTH, MAINE 04105	
SCALE : 1" = 60' / DATE : MAY 2025	DRAWN BY : PJM / CHECKED BY : SJR
SJR PROJECT : CAD: 25-05 SITE	SHT 1



PLAN VIEW

SCALE : 1" = 30'

CURVE #	RADIUS	LENGTH	PC STA	PT STA
C-1	200.00'	134.04'	6+62.22	7+96.26
C-2	32.00'	145.81'	7+96.26	9+42.07
C-3	65.00'	67.91'	9+42.07	10+09.98

TYPICAL CROSS SECTION STA 6+58 - END

SCALE : 1" = 4'

TYPICAL CROSS SECTION STA 0+00 - 6+58

SCALE : 1" = 4'

NANCY
FREDETTE
TM 6, L 31C
40229/294

WATERSHED 1
TOTAL AREA = 18,276 sf
IMPERVIOUS AREA = 10,419 sf
GREEN SPACE = 7857 sf

FILTER BASIN SIZING
IMPERVIOUS AREA = 521 sf
GREEN 7857 sf x 0.02 = 157 sf
MINIMUM REQUIRED SURFACE AREA = 687 sf
168 (BERM) = 1890 sf
167 = 1577 sf
166 = 1289 sf
165 = 1026 sf
164 (SURFACE) = 788 sf

LEGEND

▬ ▬ ▬ ▬	BOUNDARY LINE (SUBJECT PARCEL)
— – – —	BOUNDARY LINE (OTHER & NEW R/W)
·····○·····	UTILITY POLE WITH OVERHEAD WIRES
- - -128- - -	EXISTING CONTOUR
—128—	PROPOSED CONTOUR
—SD—	PROPOSED STORM DRAIN LINE
—UD—	PROPOSED UNDER DRAIN
Ⓓ	PROPOSED STORN DRAIN MANHOLE
▤	PROPOSED CATCH BASIN
⌒⌒⌒	EXISTING TREELINE
⌒v⌒v⌒	PROPOSED TREELINE
N/F	NOW OR FORMERLY
13730/282	BOOK AND PAGE NUMBER
TM6, L31C	TAX MAP AND LOT NUMBER
☒	PROPOSED BUILDING
▨	EXISTING BUILDING
░	EXISTING PAVEMENT
▓	PROPOSED PAVEMENT

PROFILE

SCALE: HORIZ. - 1" = 40'
VERT. - 1" = 4'

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PLAN AND PROFILE
MEREDITH WAY
MEREDITH WOODS SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

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

SCALE : AS NOTED DATE : JUNE 2025	DRAWN BY : PIM CHECKED BY : SJR	SJR PROJ. : CAD: 25-05 SITE	SHT 2