

MONIQUE DRIVE SUBDIVISION

WINDHAM, MAINE

APPLICANT:

ROBERT CLOUTIER

14 MONIQUE DRIVE
WINDHAM, MAINE

ENGINEER/SURVEYOR:

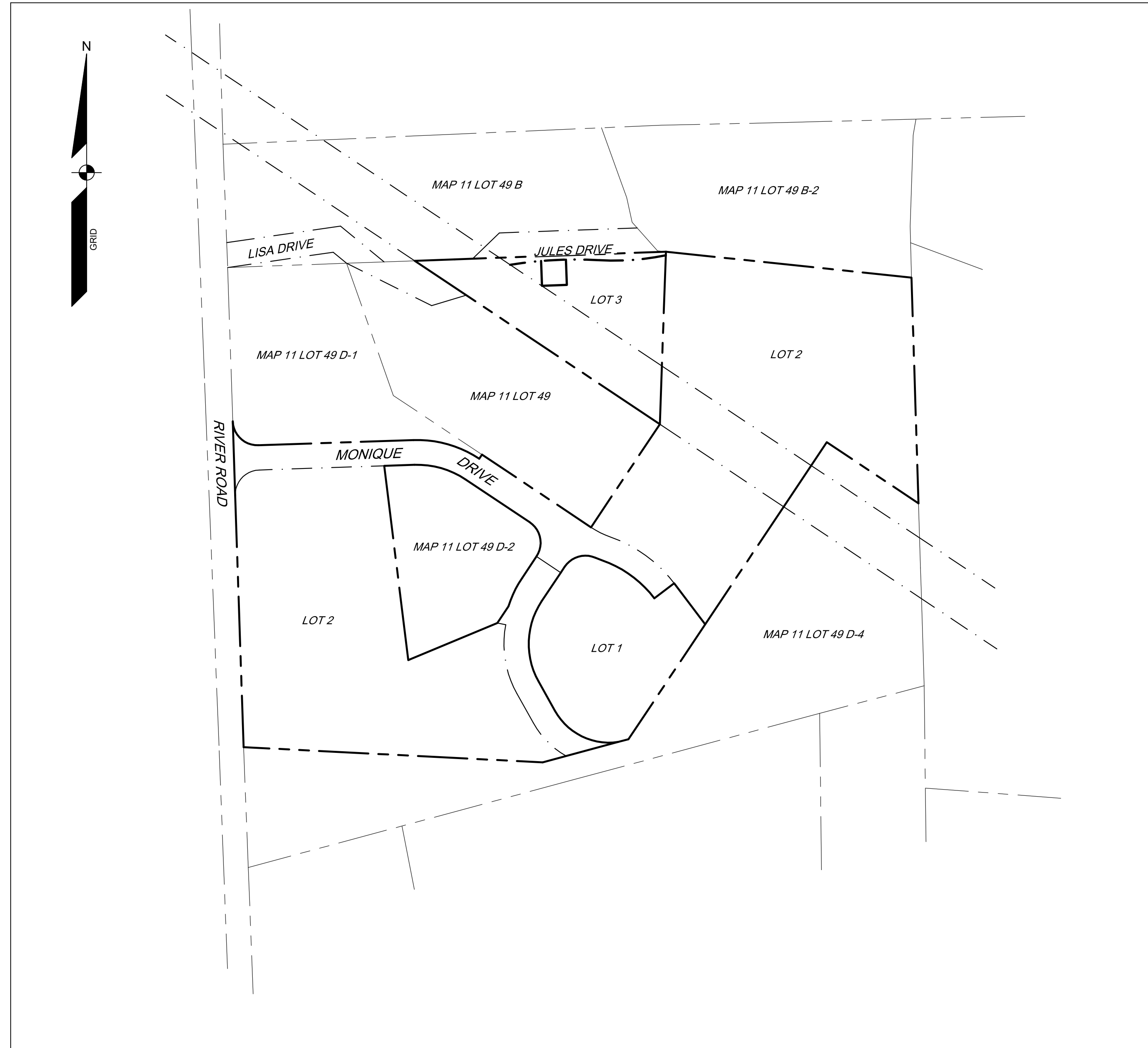


SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Springvale and Bath

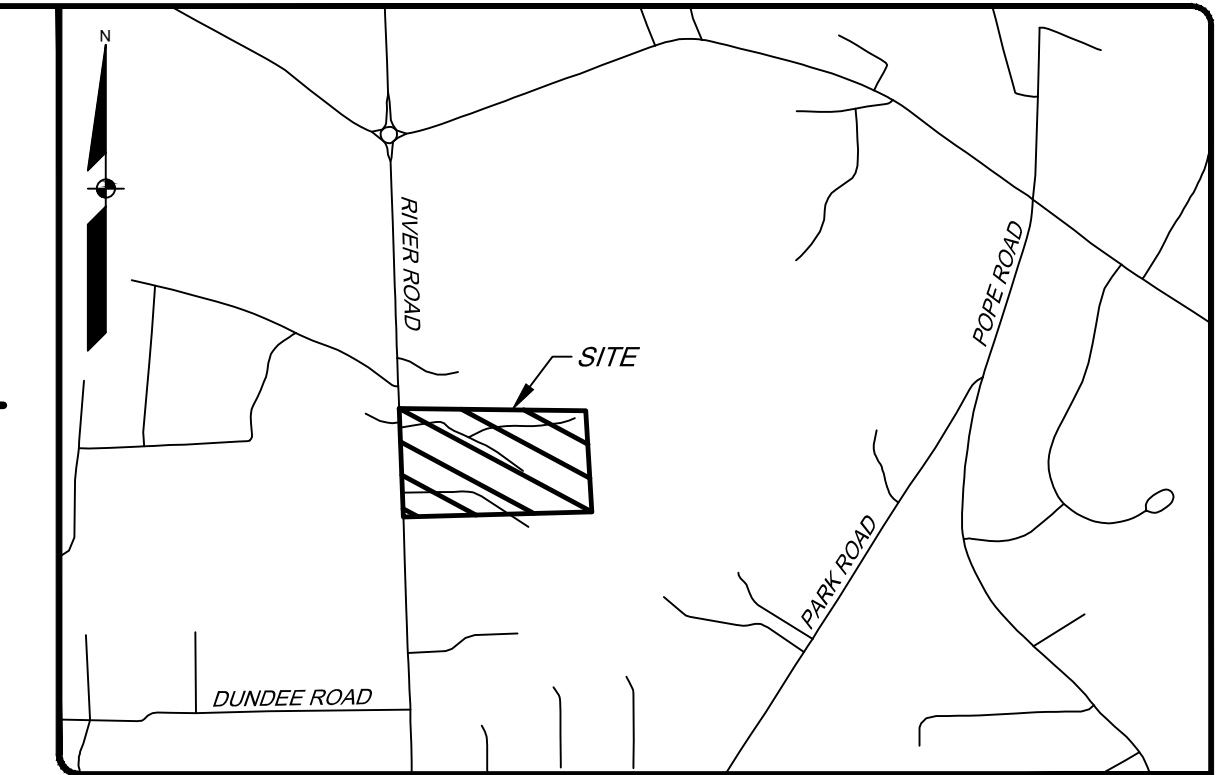
SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	PLAN OF A PRIVATE ROAD
4	EROSION CONTROL NOTES
5	DETAILS



OVERALL SITE

N.T.S.

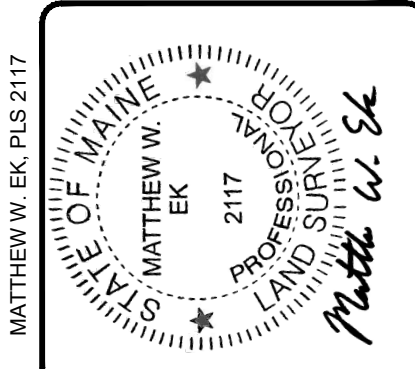
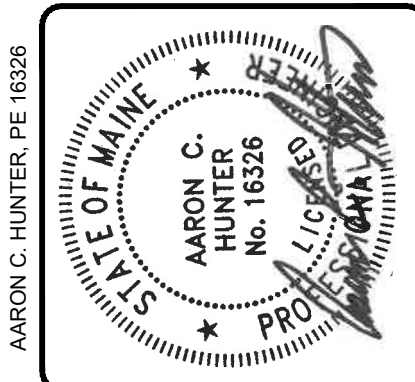


LOCATION MAP

N.T.S.

LEGEND

	PROPERTY LINE/R.O.W.
	PROPOSED PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	EASEMENT



REV.	BY	DATE	STATUS
E	MWE	01/08/2025	REVISED FOR TOWN STAFF REVIEW COMMENTS
D	MWE	12/18/2024	REVISED FOR TOWN MINOR SUBDIVISION SUBMISSION
C	MWE	08/29/2024	ISSUED FOR TOWN PERMITTING
B	MWE	08/07/2024	ISSUED FOR TOWN PERMITTING
A	MWE	07/12/2024	RELEASED FOR REVIEW

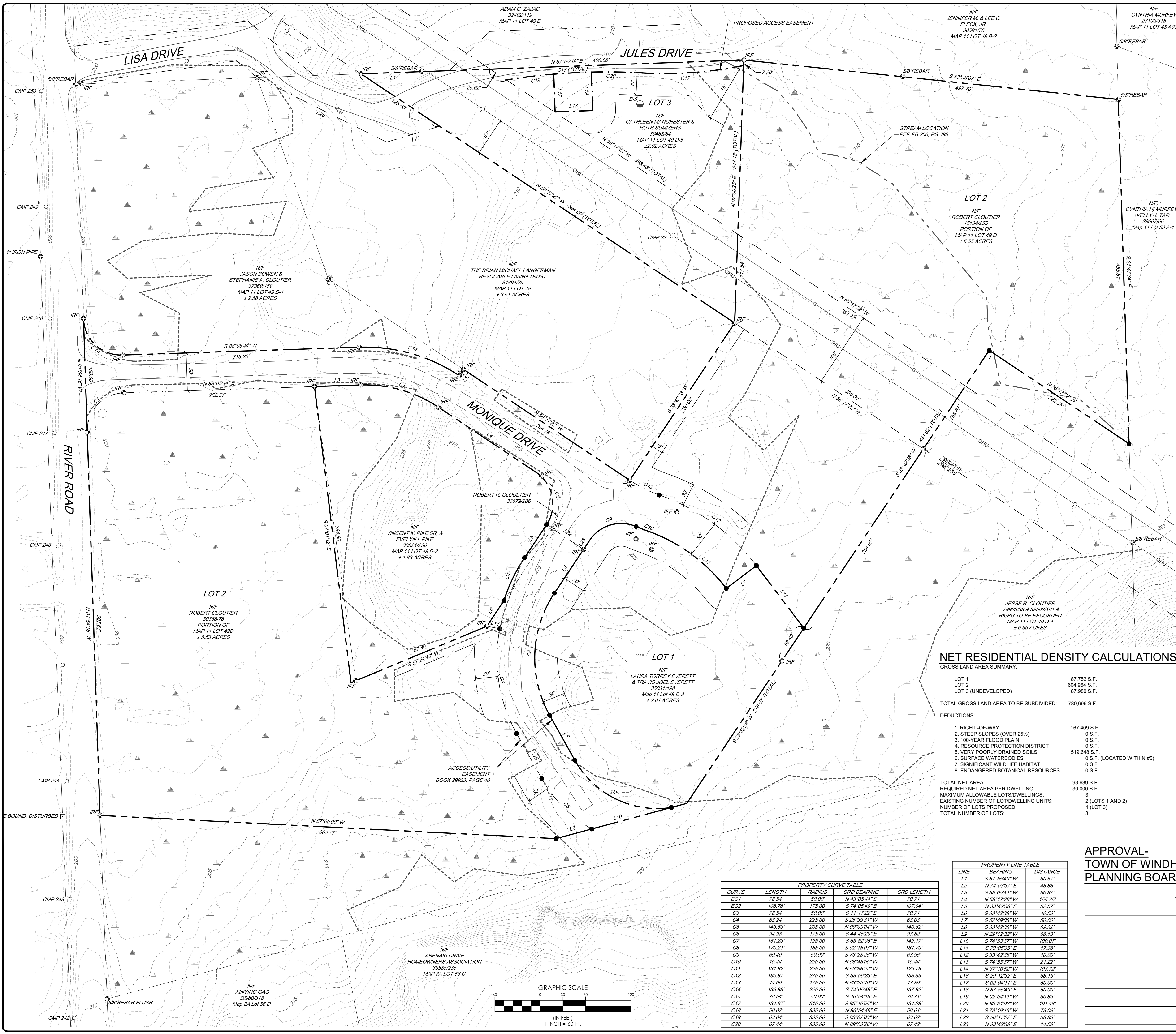
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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

COVER SHEET
OF:
MONIQUE DRIVE SUBDIVISION
WINDHAM
MAINE, 04062
FOR RECORD OWNER:
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	07/08/2024
SCALE	N/A
PROJECT	04351

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LEGEND

- PROPERTY LINE O.W.
- PROPOSED PROPERTY LINE O.W.
- ABUTTER LINE O.W.
- DEED LINE O.W.
- SETBACK
- EASEMENT
- MONUMENT
- IRON PIPE ROD
- CURVE LINE NO.
- NOW OR FORMERLY
- TEST PIT
- EDGE OF WETLAND
- WETLANDS
- GAS
- OVERHEAD UTILITY
- UTILITY POLE

GENERAL NOTES

- 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, 127 PAGE 250.
- THE PROPERTY IS SHOWN AS LOT 49-D ON THE TOWN OF WINDHAM TAX MAP 11 AND IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT.
- 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.
- EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO., JULY 2001, AND RECORDED TO MAINE STATE PLANE GRID. INTERIOR LOT LINES BY MULTIPLE SURVEYORS OVER THE YEARS. THE EASEMENT WITHIN LOT 3 IS BEING CREATED.
- 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 LIAR POINT CLOUD DISTRIBUTED BY NOAA, AND COLLECTED BY USGS FOR SOUTH CENTRAL MAINE, IN 2022, AND INTERPRETED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
- 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 TECHNICS, INC. DATED OCTOBER 4, 2005 AND REVISED THROUGH MAY 12, 2006. RECORDED IN CCRD PLAN BOOK 208 PAGE 396.
 D. AMEND FAMILY DIVISION OF CLOUTIER PARCEL BY SEBAGO TECHNICS, INC. DATED THROUGH JULY 18, 2012 AND RECORDED IN CCRD PLAN BOOK 212 PAGE 280.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2004 BY GARY FULLERTON, CSS #462, OF SEBAGO, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED 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.
- 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 WAIVER APPROVAL OF 120-911-M(5)(A)(1) AND §120-2 ATTACHMENT 2 - APPENDIX B.

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/DWELLING UNITS:	2 (LOTS 1 AND 2)
NUMBER OF LOTS PROPOSED:	1 (LOT 3)
TOTAL NUMBER OF LOTS:	3

CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 3, 2024, DECEMBER 23, 2025, AS AMENDED JANUARY 13, 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 §120-912 OF THE LAND USE ORDINANCE.
- IN ACCORDANCE WITH §120-914(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.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT ON, THE RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE, AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT OF LOT 3 (TAX MAP:11 LOT: 49-D05), §120-1201C.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 3 (TAX MAP:11 LOT: 49-D05), THE APPLICANT SHALL PROVIDE TO THE PLANNING DEPARTMENT A RECORDED ACCESS EASEMENT EXHIBIT A "RIGHT OF WAY" PULLOUT ON LOT 3.

APPROVAL- TOWN OF WINDHAM PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____ 20 _____

AT _____ H _____ M _____ AND

RECORDED IN _____

PLAN BOOK _____ PAGE _____

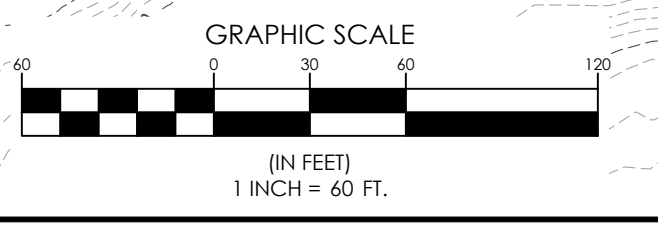
ATTEST: _____ REGISTER

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
EC1	78.54'	80.00'	N 43°05'44" E	70.71'
EC2	108.78'	175.00'	S 74°05'49" E	107.04'
C3	78.54'	80.00'	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	94.38'	175.00'	S 44°45'29" E	93.82'
C7	151.23'	125.00'	S 63°52'05" E	142.17'
C8	170.21'	155.00'	S 02°15'03" W	161.79'
C9	69.40'	80.00'	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°56'22" W	129.75'
C12	180.07'	275.00'	S 33°56'23" E	158.59'
C13	44.00'	175.00'	N 63°29'40" W	43.89'
C14	139.86'	225.00'	S 74°05'49" E	137.62'
C15	78.54'	80.00'	S 46°54'16" E	70.71'
C17	134.67'	515.00'	S 85°45'55" W	134.28'
C18	50.22'	635.00'	N 82°54'48" E	50.01'
C19	63.04'	635.00'	S 83°02'03" W	63.02'
C20	67.44'	835.00'	N 89°03'26" W	67.42'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°55'49" W	80.57'
L2	N 74°53'37" E	48.88'
L3	S 88°05'44" W	66.87'
L4	N 58°17'25" 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 29°12'32" W	63.13'
L10	N 74°53'37" E	109.07'
L11	S 79°05'35" E	17.38'
L12	S 33°42'38" W	10.00'
L13	N 74°53'37" E	21.22'
L14	N 39°10'52" W	103.72'
L15	S 29°12'32" E	63.13'
L17	S 02°04'11" E	50.00'
L18	N 87°55'49" E	50.00'
L19	N 02°04'11" W	50.89'
L20	N 63°31'02" W	191.48'
L21	S 73°19'16" W	73.08'
L22	S 56°17'22" E	58.83'
L23	N 33°42'38" E	14.58'



MATTHEW W. EK PLS 2117
 MATTHEW W. EK PLS 16236

REVISED FOR TOWN STAFF REVIEW COMMENTS
 REVISED FOR TOWN MINOR SUBDIVISION PERMITTING
 ISSUED FOR TOWN PERMITTING
 ISSUED FOR TOWN PERMITTING
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 REV. BY: DATE: STATUS:

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GENERAL NOTES:

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- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

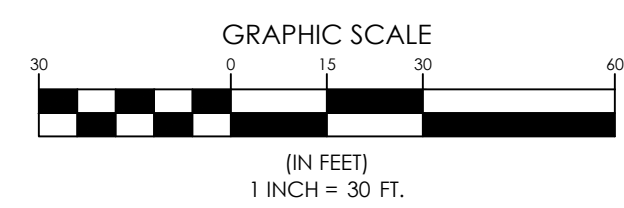
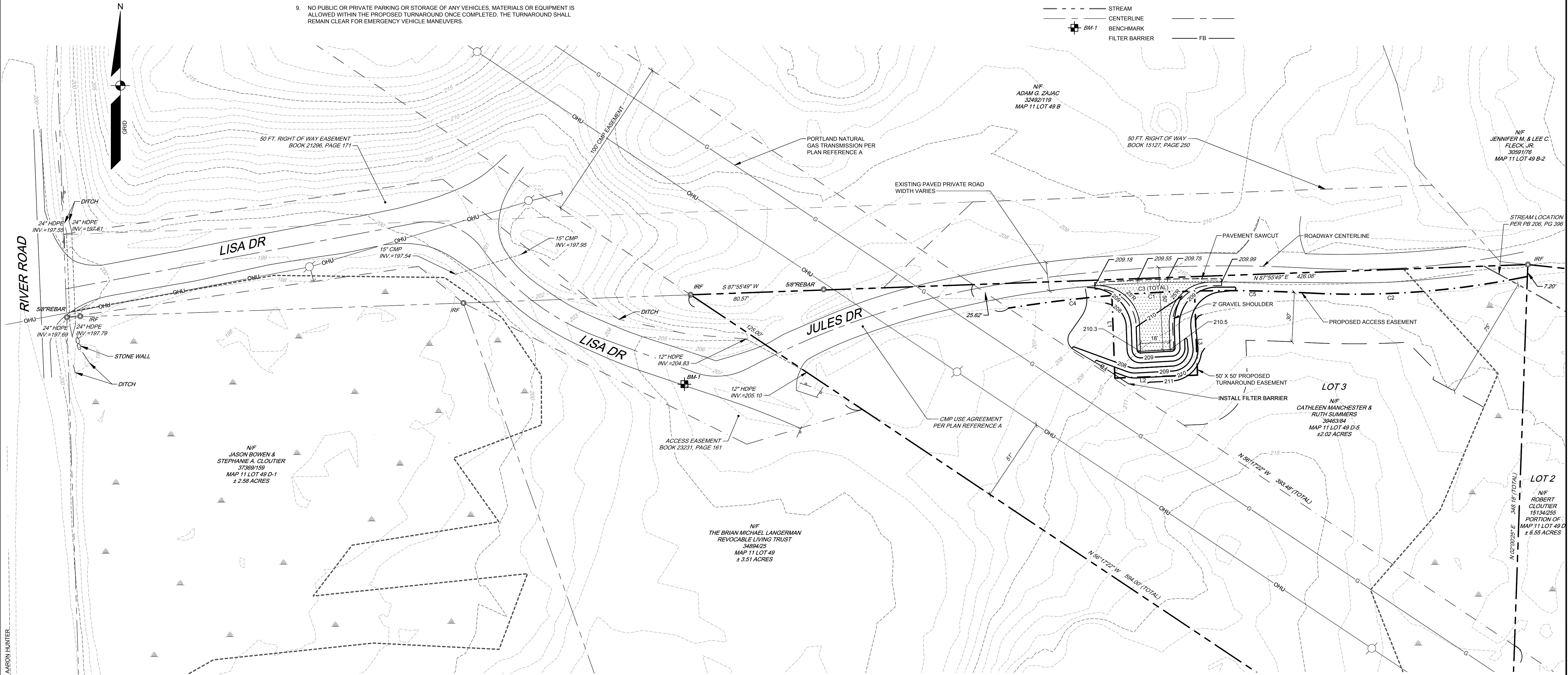
BENCHMARK:
 BM-1 MAG NAIL IN PAVEMENT ELEVATION: 206.60 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 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 23017800309, HAVING AN EFFECTIVE DATE OF 09/02/1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- 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.

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	180.50'	835.00'	S 87°03'50" W	180.15'
C2	134.67'	515.00'	S 85°45'55" W	134.28'
C3	50.02'	835.00'	N 86°54'46" E	50.01'
C4	63.04'	835.00'	S 83°02'03" W	63.02'
C5	67.44'	835.00'	N 89°03'28" W	67.42'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°04'11" E	50.00'
L2	N 87°55'49" E	50.00'
L3	N 02°04'11" W	50.89'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/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
N/F	NOW OR FORMERLY	---
---	EDGE OF PAVEMENT	---
---	EDGE GRAVEL	---
120 --- 118 ---	CONTOURS	---
---	STONE WALL	---
---	SIGN	---
---	CULVERT	---
OHU	OVERHEAD UTILITY	---
○	UTILITY POLE	---
---	GUY WIRE	---
---	EDGE WETLAND	---
---	WETLANDS	---
---	STREAM	---
---	CENTERLINE	---
BM-1	BENCHMARK	---
---	FILTER BARRIER	FB



**APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ H _____ M _____ AND _____

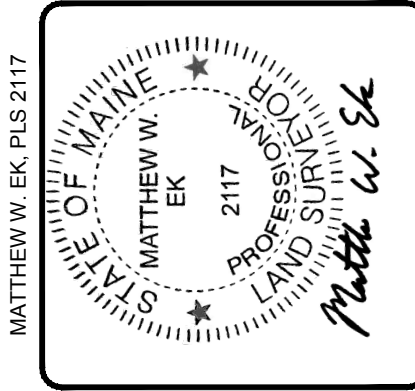
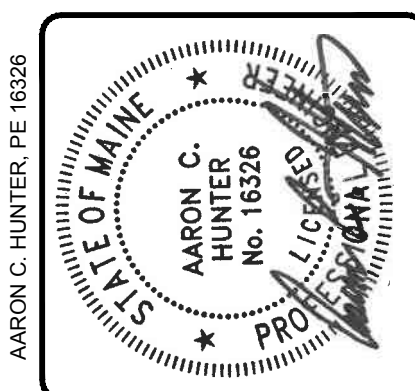
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PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

DESIGNED	REM
DRAWN	MRS
CHECKED	ACH
DATE	04-09-2024
SCALE	1" = 30'
PROJECT	04351

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NO.	DATE	REVISION
1	08/07/2024	ISSUED FOR TOWN PERMITTING
2	08/29/2024	ISSUED FOR TOWN MINOR SUBDIVISION SUBMISSION
3	12/18/2024	REVISED FOR TOWN MINOR SUBDIVISION SUBMISSION
4	08/29/2024	ISSUED FOR TOWN PERMITTING
5	08/07/2024	ISSUED FOR TOWN PERMITTING

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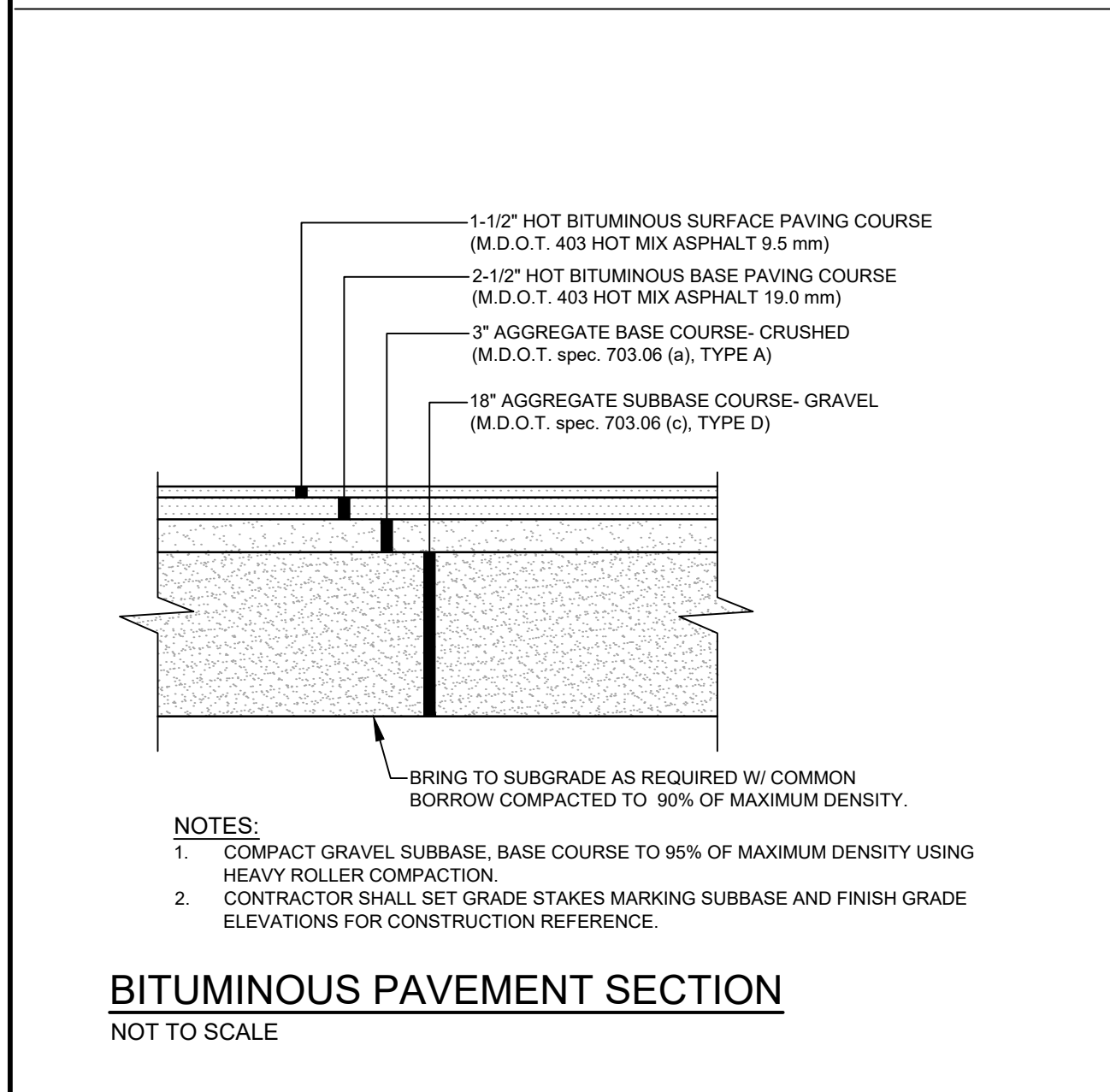
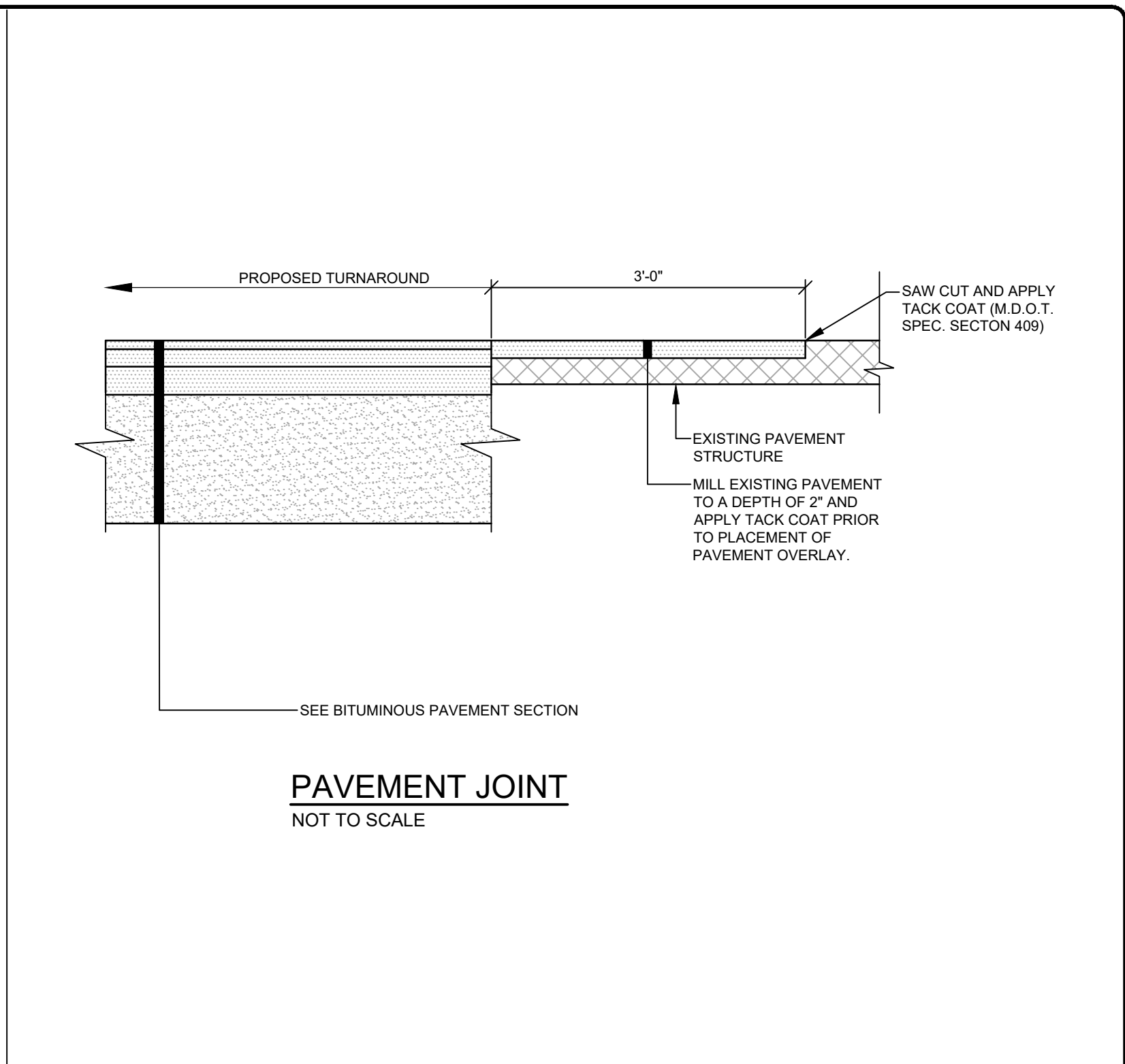
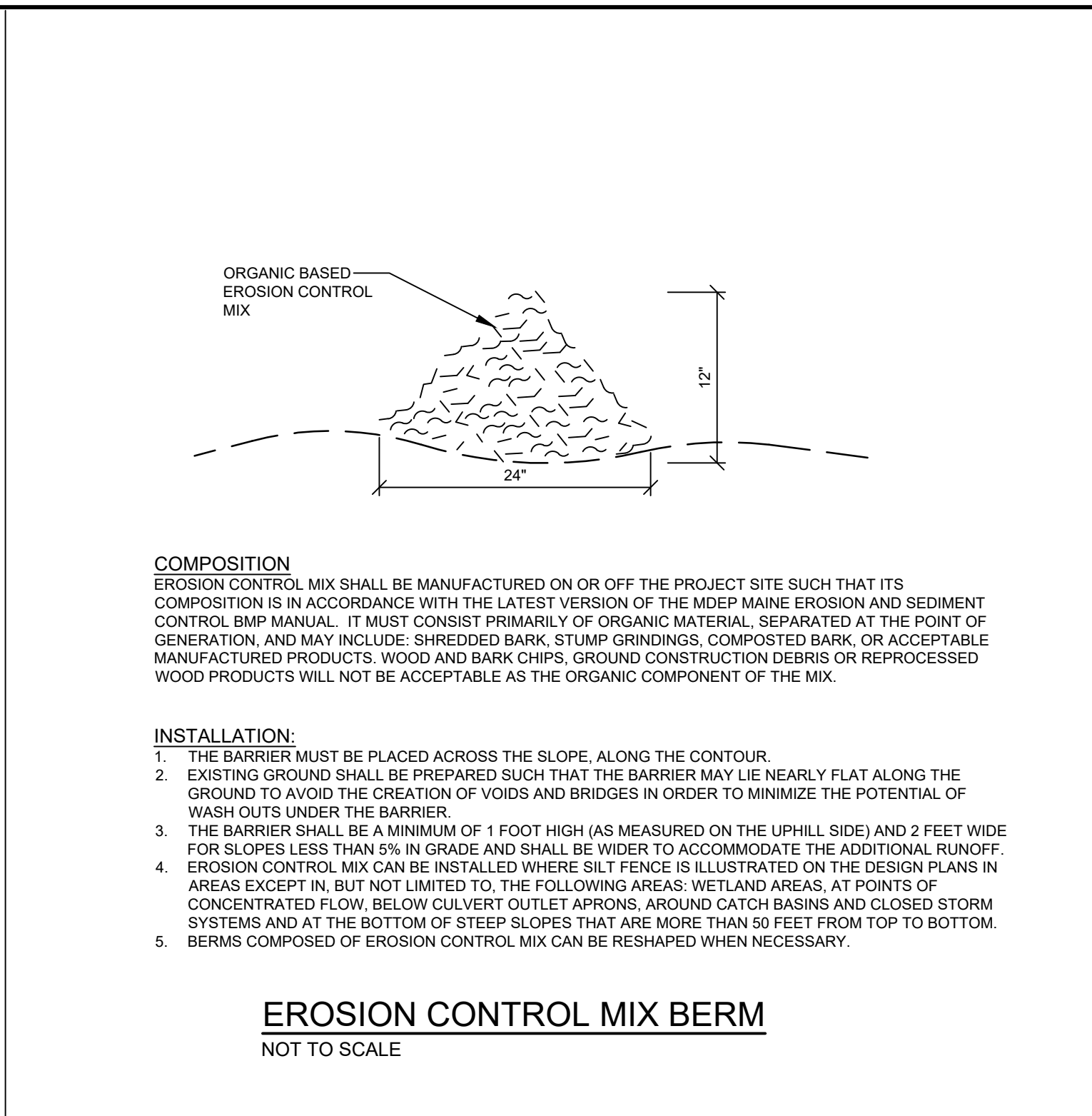
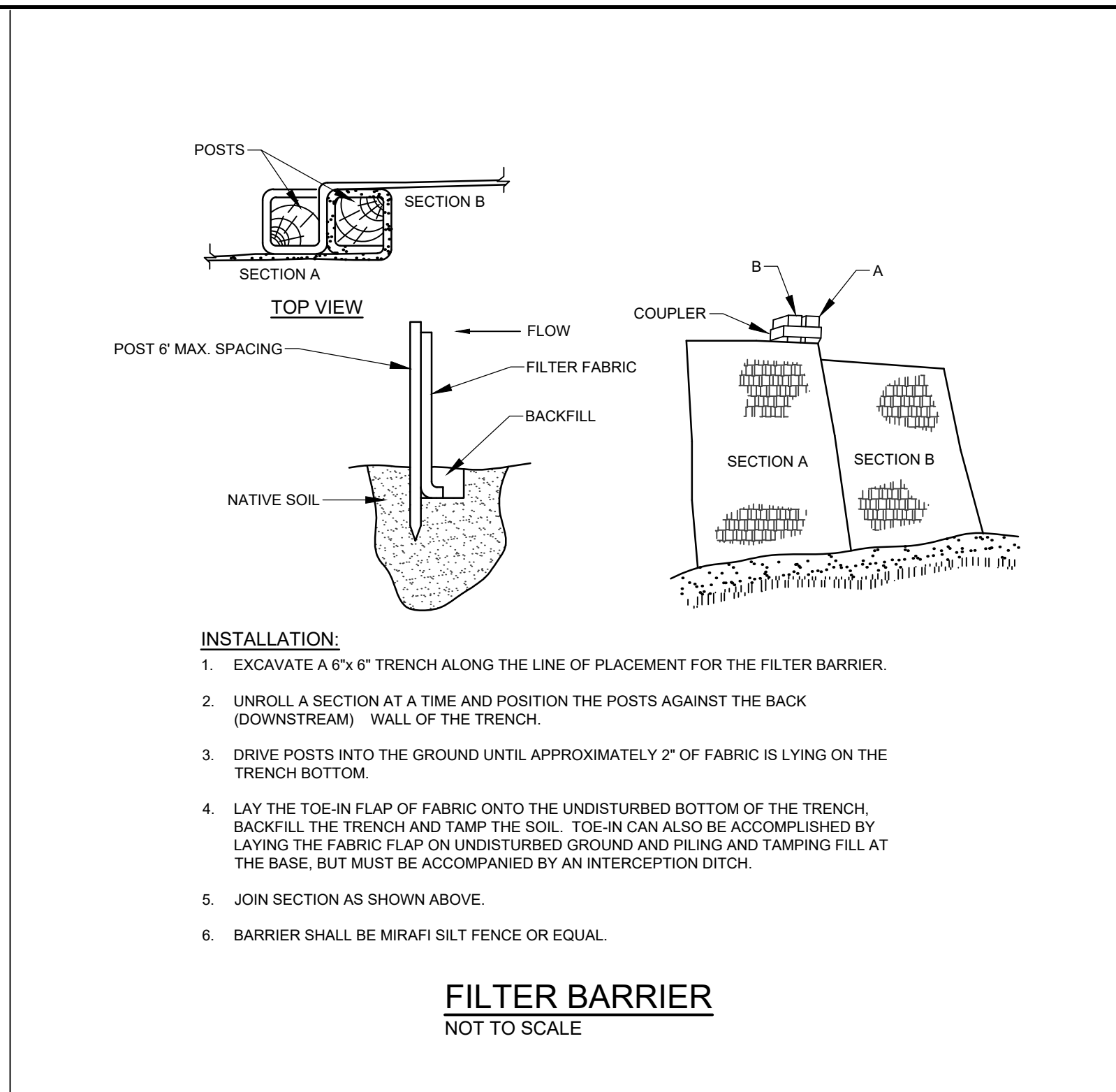
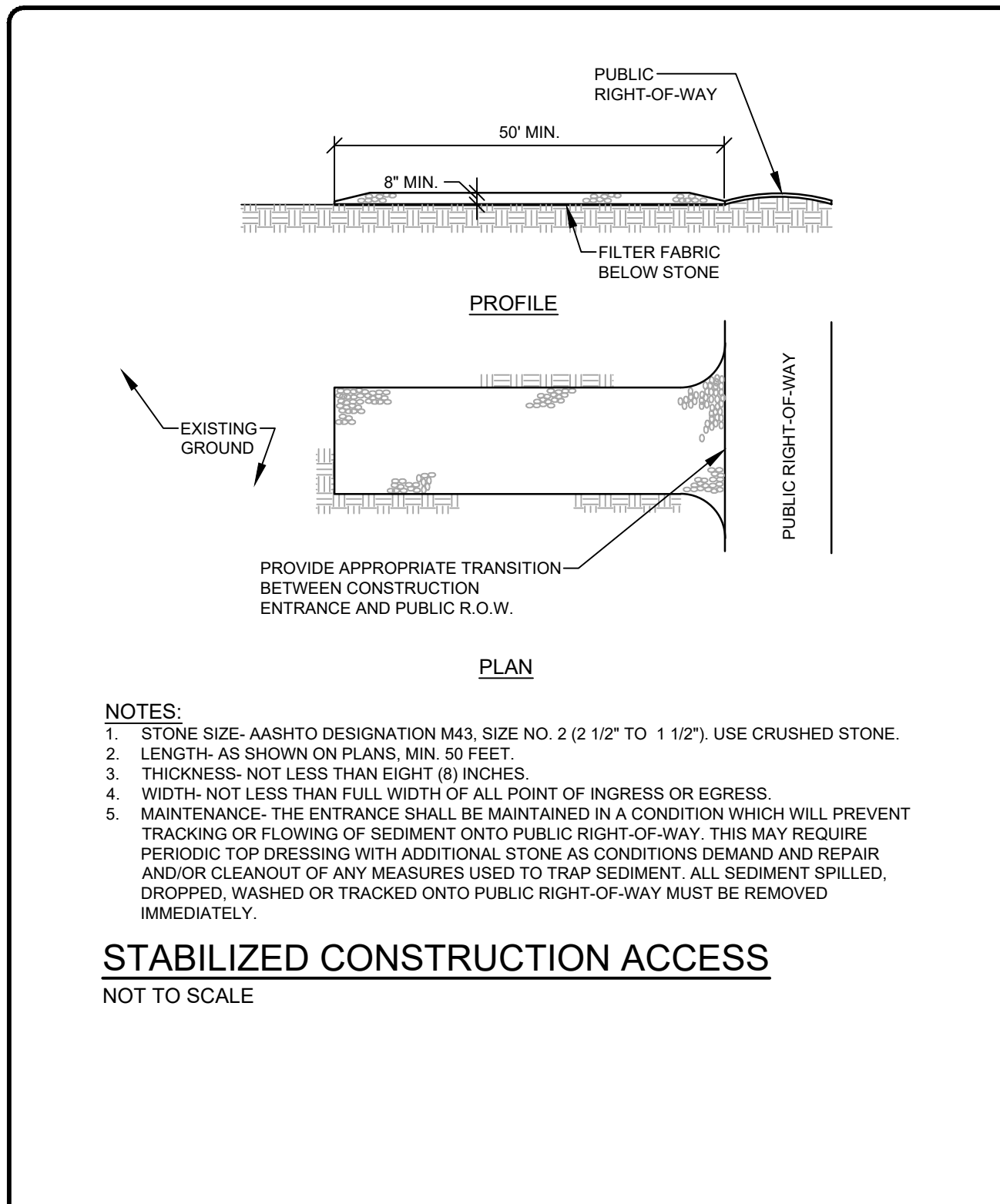
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TECHNICS

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

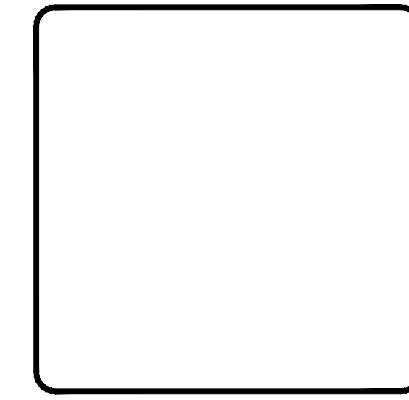
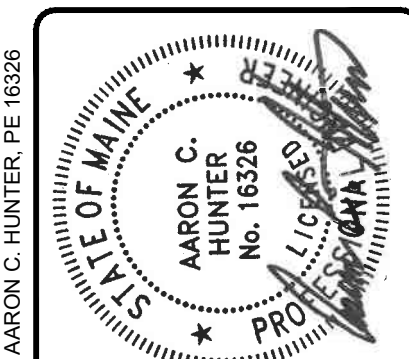
South Portland, Bridgton, Sanford and Bath

PLAN OF A PRIVATE ROAD
OF:
LISA DRIVE AND JULES DRIVE
WINDHAM, MAINE 04062

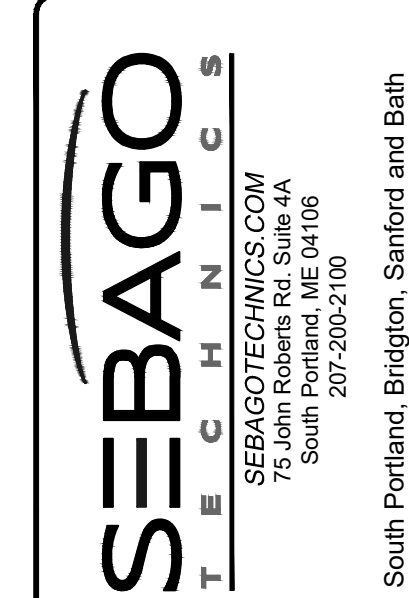
FOR RECORD OWNER:
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062



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DETAILS
OF:
LISA DRIVE AND JULES DRIVE
WINDHAM, MAINE 04062
FOR RECORD OWNER:
ROBERT CLOUTIER
14 MONIQUE DRIVE
WINDHAM, MAINE 04062

DESIGNED	REM
DRAWN	MRS
CHECKED	ACH
DATE	04-09-2024
SCALE	NTS
PROJECT	04351