

WAIVERS GRANTED

- HIGH INTENSITY SOILS MAPPING
- TRAFFIC STUDY
-

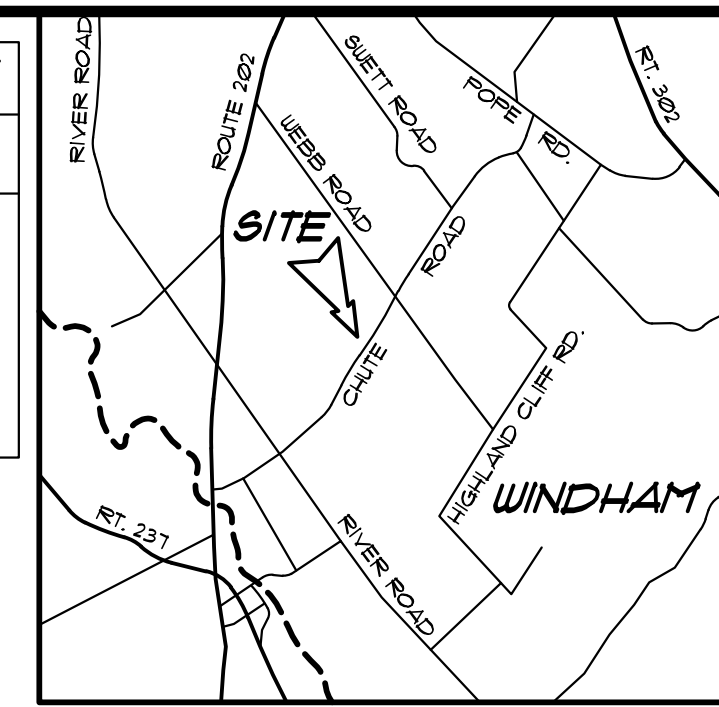
N/F
NANCY
FREDETTE
TM 6, L29
40229/342

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

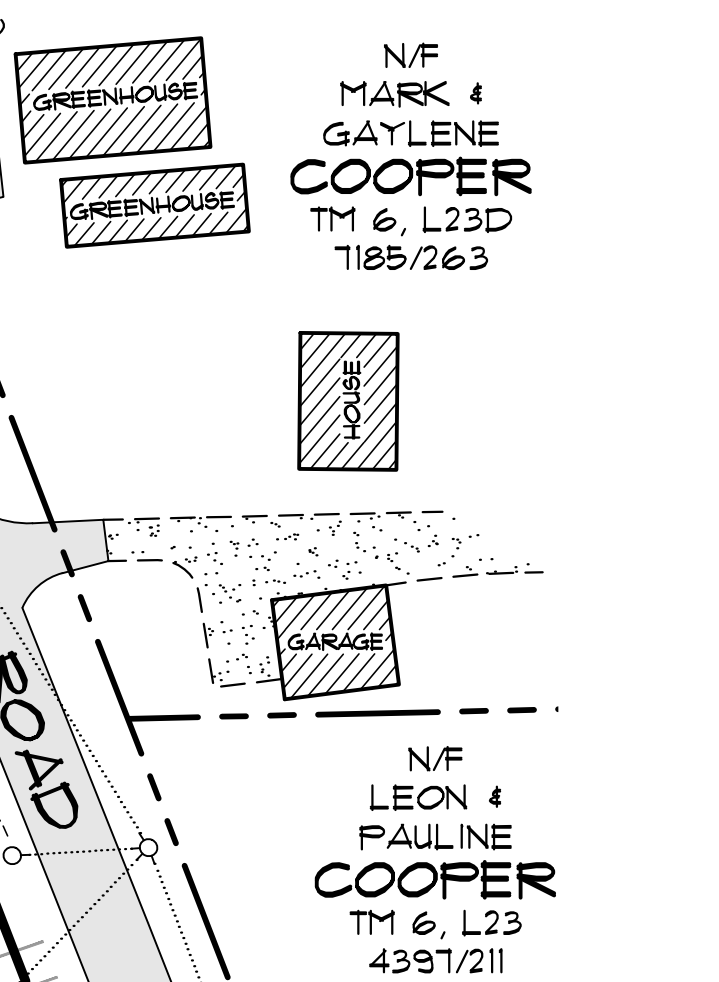
N/F
RICHARD
COMMOSS et al
TM 6, L21
9332/282

LOT DEVELOPED AREA SUMMARY

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



LOCATION MAP



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

OPEN SPACE
CONSERVATION
AREA
291,120 sf
(RESERVED FOR RECREATION,
AGRICULTURE AND/OR
CONSERVATION PURPOSES)

PRIMARY
CONSERVATION
AREA
(RESERVED FOR RECREATION,
AGRICULTURE AND/OR
CONSERVATION PURPOSES)

N/F
HANCOCK
LIVING TRUST
TM 6, L26A
37,912/283

N/F
MARK &
GAYLENE
COOPER
TM 6, L23D
1185/263

N/F
LEON &
FAULINE
COOPER
TM 6, L23
4391/211

LOT IDENTIFICATION

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

NOTES

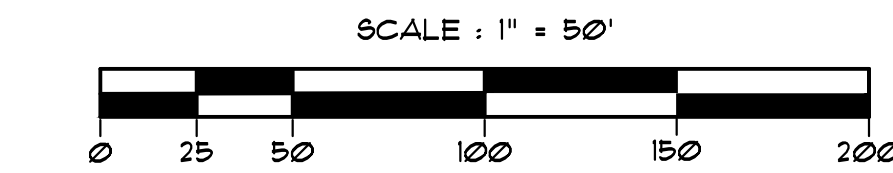
- ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPT. 2023, PREPARED BY WAYNE T. WOOD & CO.
- PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
TOTAL PARCEL AREA = 12.84 ACRES (559,241 sf)
RIGHT OF WAY AREA = 48,173 sf, LOTS 1-1 AREA = 183,310 sf
CONSERVATION AREAS = 321,750 sf
- OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40409, PAGE 109 TAX MAP 6, LOT 26
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) "PLAN OF PROPERTY FOR PETER KLICHNIK", DATED JANUARY 19, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230109 0030 B, DATED SEPTEMBER 2, 1981.
- THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25', SIDE & REAR SETBACK = 10'
MAXIMUM BUILDING HEIGHT = 35' MAXIMUM BUILDING COVERAGE = 25%
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- WETLANDS WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY NATURAL RESOURCES SURVEY, BETTY LANE, WINDHAM", DATED FEBRUARY 8, 2023, PREPARED BY BASSWOOD ENVIRONMENTAL.
- FILL OR ALTERATION OF WETLANDS SHOWN ON THIS PLAN IS NOT AUTHORIZED WITHOUT PRIOR APPROVAL FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS.
- BUFFERS DEPICTED ON THIS PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED.
- OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DUELLING UNITS SHALL BE ALLOWED IN THESE AREAS. CONSTRUCTION AND IMPROVEMENTS IN THIS AREA SHALL BE LIMITED TO STRUCTURES AND BUILDING ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
- 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 PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND OVERHEAD AND UNDERGROUND UTILITIES.

CONDITIONS OF APPROVAL

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

NOTES (CONTINUED)

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



LEGEND

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

CURVE TABLE

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

NET RESIDENTIAL AREA & DENSITY

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

DEDUCTIONS

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

TOTAL PARCEL AREA MINUS DEDUCTIONS = 431,988 sf

REQUIRED OPEN SPACE CALC. FOR CONSERVATION LOTS
DEDUCTED AREA (121,253 sf) + 50% REMAINING AREA (215,954 sf) = 343,246 sf (MIN.)
TOTAL OPEN SPACE PROVIDED = 321,750 sf

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

= 7.20 LOTS ALLOWED

RECORDING DATA

CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ h. _____ m. _____

RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____
REGISTRAR

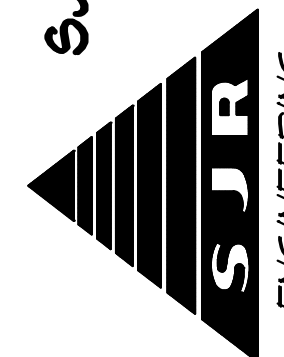
PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 20-A M.R.S.A. STATUTE 4440A, AS AMENDED, AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF WINDHAM, THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH THEREIN, AND THEREFORE THE SUBDIVISION IS APPROVED.

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

SJR ENGINEERING, INC.

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



PRELIMINARY SUBDIVISION PLAN

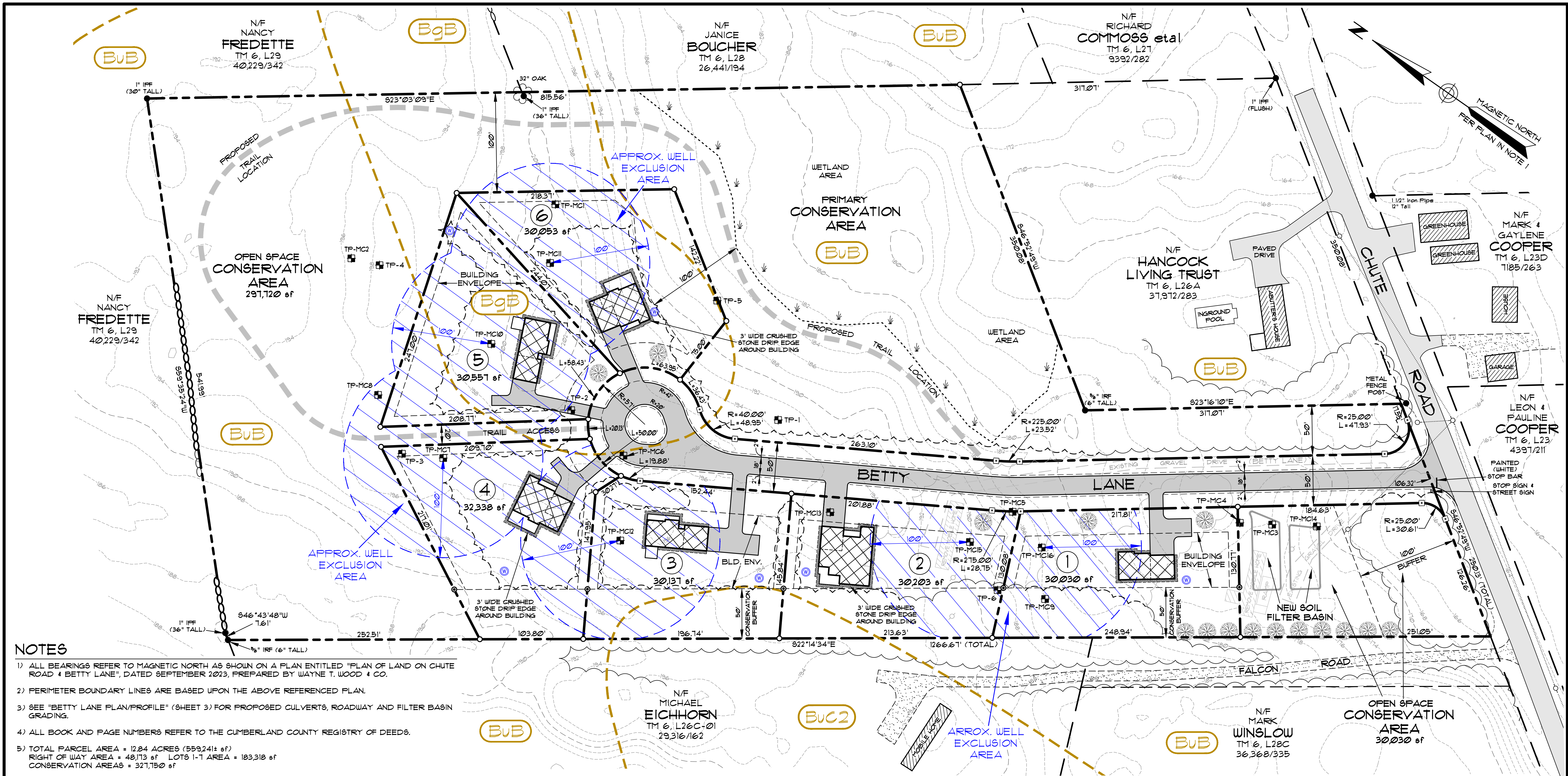
BETTY LANE
(FORMERLY BETTY LANE)

WINDHAM, MAINE
PREPARED FOR

RCL, LLC

366 ROUTE 1 - FALMOUTH, MAINE 04105

SHEET 1



NOTES

- ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CHUTE ROAD & BETTY LANE", DATED SEPTEMBER 2023, PREPARED BY WAYNE T. WOOD & CO.
- PERIMETER BOUNDARY LINES ARE BASED UPON THE ABOVE REFERENCED PLAN.
- SEE "BETTY LANE PLAN/PROFILE" (SHEET 3) FOR PROPOSED CULVERTS, ROADWAY AND FILTER BASIN GRADING.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- TOTAL PARCEL AREA = 12.84 ACRES (559,241 ± sf)
RIGHT OF WAY AREA = 48,113 sf
CONSERVATION AREAS = 321,150 sf
- OWNER OF RECORD - PINEHURST DEVELOPMENT, LLC
DEED REFERENCE - BOOK 40405, PAGE 103 TAX MAP 6, LOT 26
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) "PLAN OF PROPERTY FOR FETER KLICHNIK", DATED JANUARY 19, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 22.
B) "PROPERTY PLAN MADE FOR KENNETH JORDAN", DATED APRIL 22, 1980, RECORDED AT SAID REGISTRY IN PLAN BOOK 126, PAGE 31.
C) "PLAN FOR DIVISION OF LAND OF DOROTHY DURANT", DATED APRIL 4, 1971, RECORDED AT SAID REGISTRY IN PLAN BOOK 116, PAGE 17.
- THE PREMISES IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230105 0050 B, DATED SEPTEMBER 2, 1981.

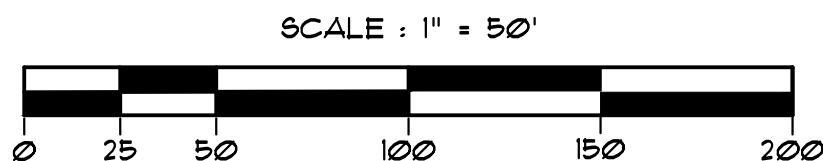
THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK ALONG EXISTING ROAD = 100'
SETBACK FROM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

NET RESIDENTIAL AREA & DENSITY

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

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

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

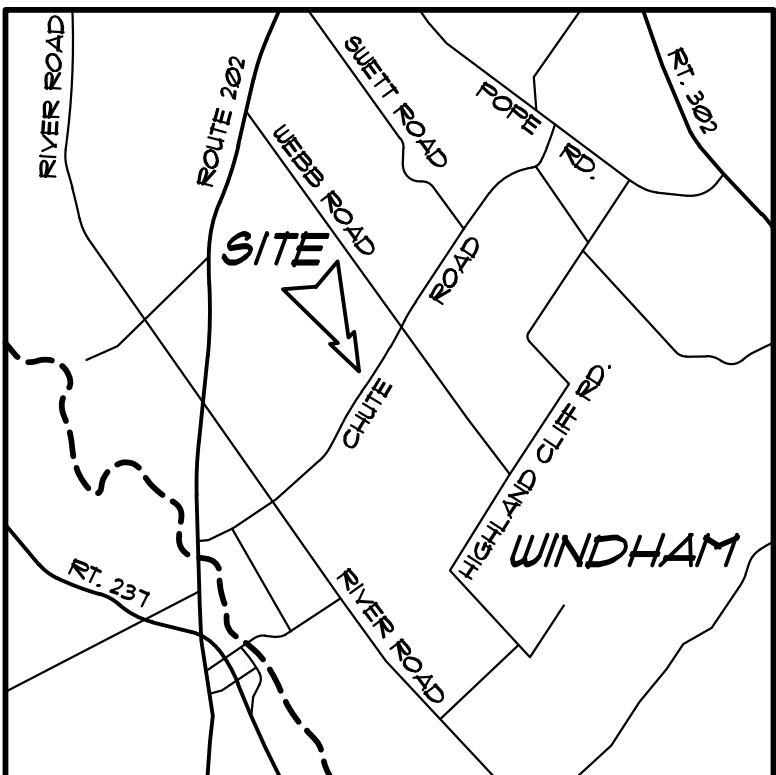


LEGEND

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

SOILS LEGEND

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

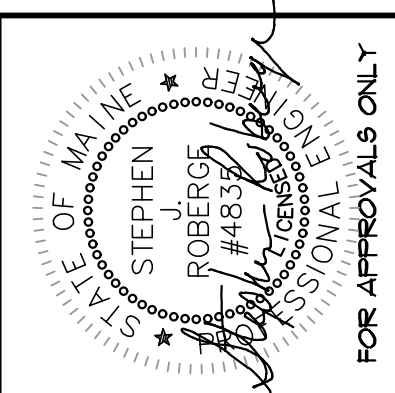
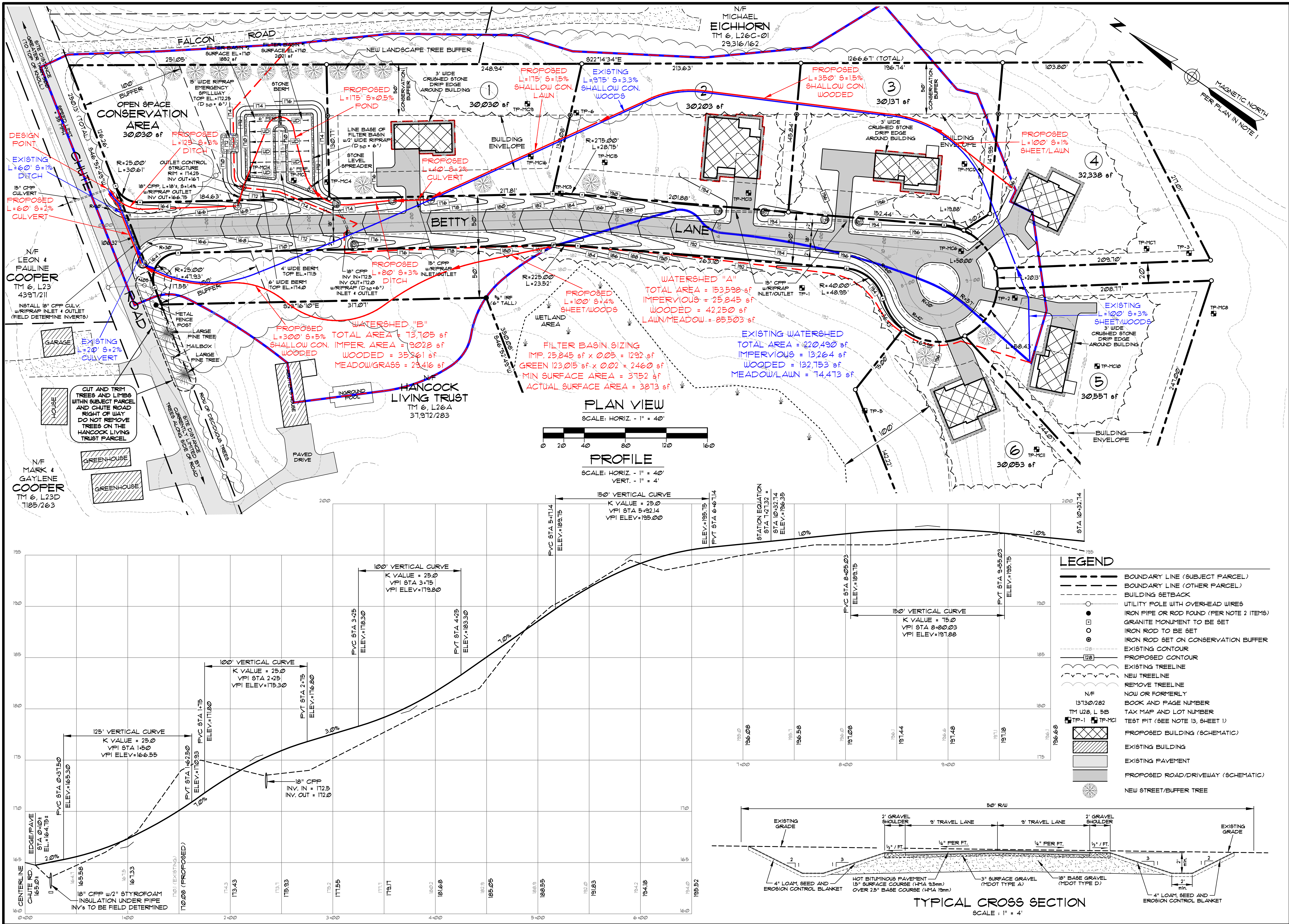


LOCATION MAP

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

TOPOGRAPHIC SITE PLAN
BETTY LANE
(FORMERLY BETTY LANE)
WINDHAM, MAINE
PREPARED FOR
RCI, LLC

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



REV.	BY:	DATE:	CHANGES:
2	SJR	3-21-24	RECONFIGURE DRIVEWAYS AND BUILDINGS
1	SJR	3-20-24	ADDED TEST FITS MCI5 AND MCI6

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

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

SJR ENGINEERING

WATERSHED PLAN
BETTY LANE
(FORMERLY BETTY LANE)
WINDHAM, MAINE
PREPARED FOR
RCI, LLC

366 ROUTE 11 - FALMOUTH, MAINE 04105

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

SHEET W3-1