

(1) Documents referenced on this plan are recorded in the Cumberland County Registry of Deeds unless otherwise noted.

(3) Reference is made to the following plans:

a. Subdivision Plan of River's Edge Subdivision, River Road, Windham, Maine for Colebrook Corporation by Sebago Technics dated September 24, 2002 recorded in Plan Book 203, Page 105.

b. Property Plan, Chute Road, Windham, Maine made for Kenneth Jordan by Robert P. Titcomb, Inc. dated April 22, 1980 recorded in Plan Book 126, Page 37.

c. Plan Showing a Standard Boundary Survey made for Edith M. Durant located on the northwesterly sideline of the Chute Road, Windham, Maine by Bruce R. Bowman, Inc. dated July 29, 1992 recorded in Plan Book 192, Page 189.

d. Plan of Property for Peter Kluchnik, Webb Road, South Windham, Maine by Land Use Consultants, Inc. dated January 19, 1977 recorded in Plan Book 116, Page 22.

(4) The premises is subject to utility easements conveyed to Central Maine Power Co. and New England Telephone and Telegraph Company as described in Volume 6103, Page 183 and Volume 6884, Page 233. See plan for approximate locations.

(5) Chute Road (f.k.a. Wyer Ledge Road) right of way is depicted hereon based on geometry contained within the description of the subject premises in Volume 33191, Page 124. No additional road research was conducted.

(6) Reference is made to the subdivision plan of the subject premises by Main-Land Development Consultants, Inc. approved September 24, 2007 recorded in Plan Book 207, Page 635 and the subsequent Vacancy and Termination Order dated October 22, 2012 recorded in Volume 30081, Page 168.

(7) Planimetric detail as provided by Aerial Survey & Mapping, Norridgewock, Maine.

(8) For source of title see deed to Matt Hancock Properties, Inc. recorded in Volume 33191, Page 124. Subject premises is identified by the Town of Windham as Tax Map 6, Lot 25.

(9) Total area subdivided equals 65.55 acres.

(10) Wetland impact = 14,569 sf OR 0.33 acres

(11) Open Space area: Total = 40.37 acres, Developable = 27.2 acres

$$(12) \text{ Percent of developable land in open space} = 56\% \left(\frac{27.2 \text{ acres}}{48.53 \text{ acres}} \right) * 100$$

(13) Where bedrock is encountered at a depth of 10 feet or less at any well, install water supply wells with casing set and grouted a minimum of 20 feet below the solid bedrock surface.

(14) Disposal field footprints as shown on this plan are based on sizing using quick 4 hi-cap plastic chambers, except on Lots 12, 13, 15 and 16 where smaller system footprints using Eljen In-Drain type systems are shown. approved propriety devices with a smaller footprint are recommended to be used on these lots to avoid and minimize alteration of nearby wetlands.

(15) Lots 19, 20 and 21: compact soils in the leachfield footprints and fill extensions are to be removed and replaced with suitable backfill to the lower limit of compaction. The backfill should be tilled into the original soil to a 6-inch depth in the leachfield footprint and fill extensions to form a transitional horizon.

(16) Lot 3: LPI approval required for a reduction in setback between the leachfield and the drilled well, to include greater depth of well casing or liner seal below ground level, as per Table 7a in Section 7 of the Subsurface Wastewater Disposal Rules (as amended August 03, 2015).

(17) All residential homes shall be equipped with a sprinkler system in accordance with the latest edition of NFPA-13D.

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A. § 4404, as amended, and considering each of the criteria set forth in the subdivision ordinance of the Town of Windham, the undersigned having made findings of fact establishing that the proposed subdivision meets all of the criteria set forth therein, and therefore the subdivision is approved.

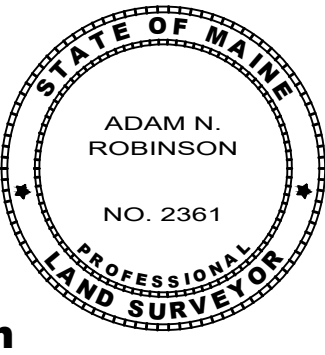
Dated: _____

The Town of Windham Planning Board

72 MAIN STREET
BANGOR, MAINE
DATE: October 15, 2018
PROJ. NO. 17010

Email: info@WeMapIt.com
Phone: (207) 947-0019
Toll-Free: 1-800-734-0019

www.WeMapIt.com



Description	Impervious Area (sf)	Developed Area (sf)
LOT #1	3,040	25,956
LOT #2	3,040	25,787
LOT #3	3,040	13,040
LOT #4	3,040	13,040
LOT #5	3,040	22,194
LOT #6	3,040	13,040
LOT #7	3,040	23,716
LOT #8	3,040	28,231
LOT #9	3,040	22,096
LOT #10	4,015	14,015
LOT #11	4,015	27,457
LOT #12	4,015	20,794
LOT #13	4,015	14,015
LOT #14	4,015	14,015
LOT #15	4,015	14,015
LOT #16	3,040	13,040
LOT #17	4,015	30,040
LOT #18	4,015	28,775
LOT #19	4,015	14,015
LOT #20	4,015	14,015
LOT #21	4,015	14,015
LOT #22	4,015	29,327
LOT #23	4,015	14,015
LOT #24	4,015	14,015
LOT #25	4,015	14,015
Totals	90,625	477,081

Curve	Radius	Arc length	Chord bearing	Chord length
C1	60.00°	78.03'	N 18° 23' 20" W	72.64'
C2	275.00°	199.38'	S 34° 52' 25" W	195.04'
C3	105.00°	177.43'	N 73° 34' 34" E	172.34'
C4	255.00°	202.93'	N 27° 00' 36" E	194.75'
C5	155.00°	105.43'	N 35° 52' 59" E	103.41'
C6	255.00°	68.90'	N 26° 01' 32" E	68.57'
C7	6.00°	7.91'	S 89° 58' 18" E	7.88'
C8	6.00°	11.56'	S 69° 34' 18" E	9.85'
C9	255.00°	66.26'	N 64° 29' 09" E	65.97'
C10	57.00°	228.81'	N 75° 44' 17" W	103.32'
C11	155.00°	72.91'	N 75° 44' 17" E	69.97'
C12	155.00°	155.14'	N 75° 44' 17" E	149.77'
C13	255.00°	139.44'	N 35° 52' 59" W	136.76'
C14	125.00°	123.74'	S 27° 00' 36" W	118.75'
C15	155.00°	34.50'	S 07° 43' 34" E	34.43'
C16	60.00°	153.13'	N 71° 36' 34" E	148.58'
C17	60.00°	110.47'	N 71° 36' 34" E	95.51'

Lands n/f of
River's Edge Common Land
 Volume 18946, Page 340
 Plan Book 203, Page 105
 Tax Map 6 - Lot 42

River's Edge Subdivision - Common Open Space
See plan reference a.

Net Residential Density:
Total acreage of project site = 65.55 acres
Acreage of slopes greater than 25% = 0.91 acres
Acreage of wetlands = 12.73 acres
Potential wetland impact = 0.33 acres
Road rights-of-way = 3.38 acres
Land in the 100 year flood zone = 0 acres
Net residential area = 48.53 acres
Net residential density = 60,000 sf
Subdivision lots allowed = 35.23

Lands n/f of
Lillian M. Plummer
Volume 29006, Page 147
Tax Map 3 - Lot 18

Lands n/f of
Elizabeth W. Dube
Volume 6230, Page 231
Tax Map 6 - Lot 25A

STATE OF MAINE
CUMBERLAND, ss, REGISTRY OF DEEDS

Received _____
at ____ h ____ m ____ M, and recorded
in Plan File _____

ATTEST:

REGISTER

These plans were prepared from information obtained by a survey conforming substantially to the requirements of Technical Standards contained in Chapter 90, Part 2, of the Rules of the Board of Licensure for Professional Land Surveyors, effective April 1, 2001. Monuments not set at all angle points. Records research conducted from 2006 to the present.

Adam N. Robinson, Maine Licensed
Professional Land Surveyor No. 2361

