

August 18, 2017

Ms. Amanda Lessard, Town Planner  
Town of Windham Planning Department  
8 School Road  
Windham, ME 04062

RE: Amended Subdivision Application  
Vantage Point Subdivision by Vantage Point, LLC  
Map 12/Lot 34

Dear Amanda:

Vantage Point, LLC is proposing a minor revision to the Vantage Point Subdivision plan approved by the Town of Windham Planning Board on January 25, 2016 and recorded in the Cumberland County Registry of Deeds in Book 216, page 149 on May 10, 2016. The request to revise the subdivision plan is being made in accordance with Section 913 of the Town of Windham Land Use Ordinance. The revision does not involve the creation of additional lots or dwelling units.

Note 12 of the approved subdivision plan states: "Driveway entrances for each lot shall be constructed in the locations shown hereon." The proposed revision is to move the driveway entrance on Lot 5 northerly along Pope Road approximately 140-feet. Shifting the driveway entrance to the preferred location creates less fill, grading, and disturbance on Lot 5. It also increases sight distances and provides better visibility of vehicles on Park Road. The preferred location complies with applicable standards of Section 518 Curb Cuts and Driveway Openings of the Town of Windham Land Use Ordinance.

The following items have been revised on the subdivision plan:

- 1) Driveway entrance location on Lot 5 shifted to the north.
- 2) Sight Distance table revised for Lot 5 from 420' left/490' right to 435' left/690' right.
- 3) Note 20 has been added per Section 913.B.3.(d) of the Land Use Ordinance.

Please contact me with any questions or requests for additional information.

Respectfully,  
Vantage Point, LLC



Eric G. Williams, P.E.

enc. Application Form  
Vantage Point Subdivision Plan, Recorded Book 216, Page 149 (11x17)  
Concept Driveway Grading Plan (11x17)  
Proposed Amended Vantage Point Subdivision Plan (24x36)

**Project Name:** Vantage Point Subdivision

**Tax Map:** 12 **Lot:** 34

**Estimated square footage of building(s):** N/A

**If no buildings proposed, estimated square footage of total development/disturbance:** 7.43 +/- acres

**Contact Information**

**1. Applicant**

**Name:** Vantage Point, LLC

**Mailing Address:** 8 Boardwalk Ave., Windham, ME 04062

**Telephone:** 207-615-9232

**Fax:**

**E-mail:** vpointllc@gmail.com

**2. Record owner of property**

X  (Check here if same as applicant)

**Name:**

**Mailing Address:**

**Telephone:**

**Fax:**

**E-mail:**

**3. Contact Person/Agent** (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

**Name:** Eric Williams

**Company Name:** Vantage Point, LLC

**Mailing Address:** 8 Boardwalk Ave., Windham, ME 04062

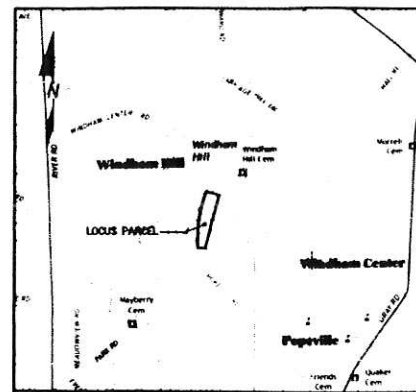
**Telephone:** 207-615-9232

**Fax:**

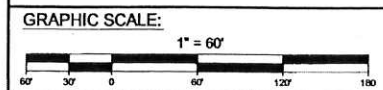
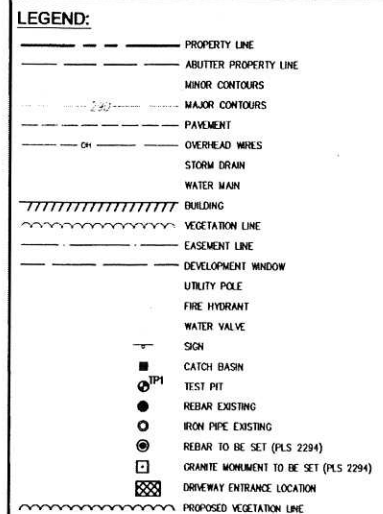
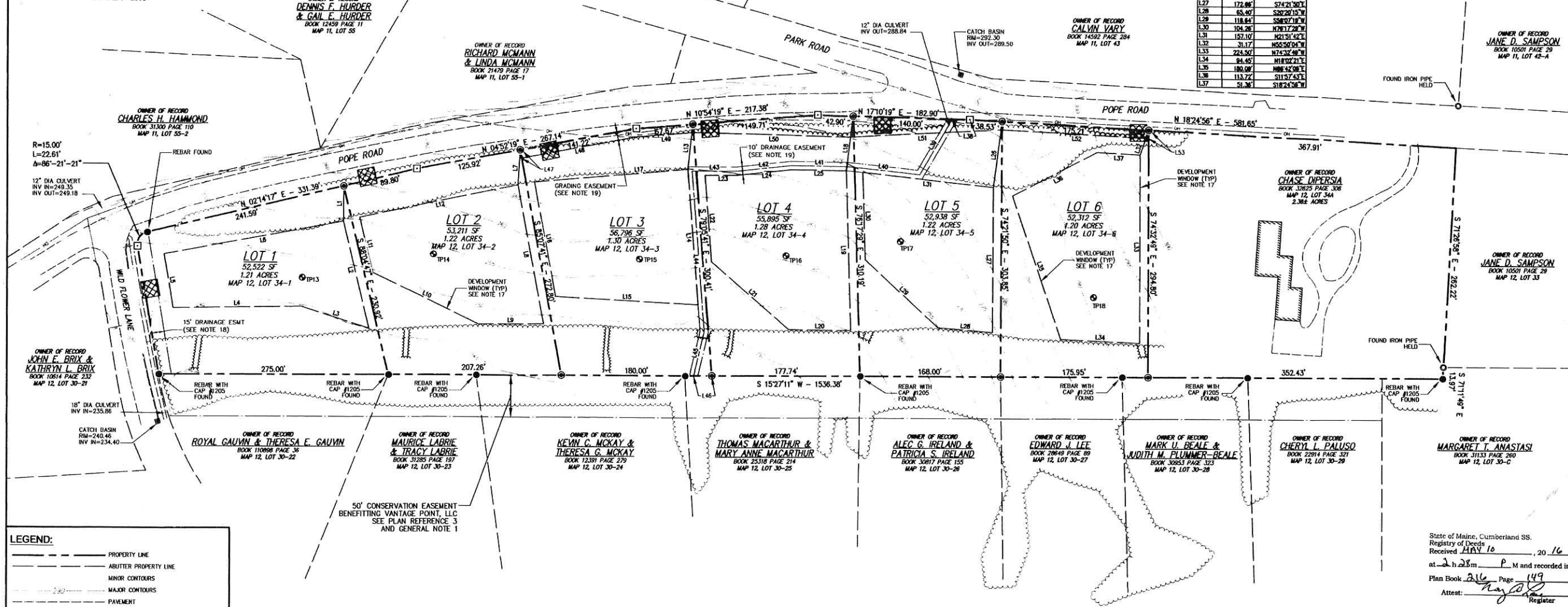
**E-mail:** vpointllc@gmail.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Eric Williams      8/14/2017  
Signature                      Date



LOCUS MAP  
SCALE: 1"=2000'



DEVELOPMENT WINDOW		
LINE	LENGTH	BEARING
L1	41.83	S74°16'30\"
L2	131.04	S88°04'47\"
L3	84.80	S33°10'37\"
L4	153.76	S14°44'28\"
L5	65.04	N84°05'43\"
L6	218.02	N05°04'11\"
L7	41.80	S71°13'53\"
L8	168.26	S82°07'41\"
L9	78.87	S15°07'15\"
L10	138.82	S41°11'58\"
L11	87.83	N88°04'47\"
L12	183.58	N02°43'00\"
L13	53.88	N88°24'00\"
L14	181.57	S72°05'41\"
L15	120.79	S18°24'04\"
L16	138.74	N88°07'41\"
L17	183.88	N10°28'34\"
L18	65.23	N87°28'21\"
L19	190.86	N78°17'28\"
L20	74.91	N10°10'37\"
L21	122.12	N56°30'30\"
L22	103.43	S78°05'41\"
L23	38.17	N15°34'00\"
L24	63.13	N88°17'48\"
L25	98.31	N15°30'30\"
L26	78.00	N87°05'28\"
L27	172.88	S74°21'30\"
L28	65.40	S20°20'15\"
L29	118.64	S58°07'10\"
L30	104.28	N78°17'28\"
L31	157.10	N21°31'52\"
L32	31.17	N55°50'04\"
L33	224.50	N74°32'48\"
L34	84.45	N18°02'21\"
L35	180.07	N88°32'08\"
L36	113.72	S15°57'43\"
L37	51.38	S18°24'38\"

DRAINAGE EASEMENT		
LINE	LENGTH	BEARING
L38	20.95	S17°01'19\"
L39	78.57	N44°13'53\"
L40	88.88	N21°32'07\"
L41	88.83	N15°55'30\"
L42	65.15	N89°17'48\"
L43	53.36	N15°34'00\"
L44	191.70	N78°05'41\"
L45	54.38	N81°13'42\"
L46	21.74	S15°27'11\"

GRADING EASEMENT		
LINE	LENGTH	BEARING
L47	18.02	S85°07'41\"
L48	140.82	N84°52'18\"
L49	87.14	N10°54'19\"
L50	192.14	N18°46'34\"
L51	177.84	N12°37'17\"
L52	175.24	N18°24'38\"
L53	18.01	S74°32'48\"

REVISIONS:	
NO.	DATE
1	12-7-15
2	01-27-16
3	02-01-16

Seal area with signature and date 2/16/16.

VANTAGE POINT, LLC  
8 BOARDWALK AVE  
WINDHAM, ME 04062

PREPARED FOR:  
SUBDIVISION PLAN  
VANTAGE POINT SUBDIVISION  
281 POPE ROAD  
WINDHAM, ME 04062

PLAN REFERENCES:		
1) A PLAN ENTITLED "BOUNDARY SURVEY" FOR PATRICIA D. MEYER WINDHAM, MAINE DATED JANUARY 5, 2015, PREPARED BY SURVEY, INC.		
2) A PLAN ENTITLED "STANDARD BOUNDARY SURVEY" FOR M.F. PARTNERSHIP DATED MAY 1986, BY JAMES C. LAUZER, AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 167 PAGE 19.		
3) A PLAN ENTITLED "SUBDIVISION PLAN-FINAL OF MOSES LITTLE FARM" FOR M.F. PARTNERSHIP DATED JULY 24, 1987, BY SERGIO TECHINIS, AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 168, PAGE 28.		
4) A PLAN ENTITLED "LAND AT WINDHAM HILL" FOR GEORGE B. MORRILL DATED OCTOBER 1945, BY E.C. JORDAN & CO.		
SIGHT DISTANCE:		
POPE ROAD	SPEED LIMIT	REQUIRED SITE DISTANCE
	35 MPH	305-FOET
WILDFLOWER LANE	25 MPH	200-FOET
LEFT RIGHT		
LOT 1	250'	N/A
LOT 2	355'	540'
LOT 3	400'	450'
LOT 4	465'	560'
LOT 5	420'	490'
LOT 6	525'	650'
* MEASURED FROM DRIVEWAY LOCATIONS PROVIDED ON PLAN.		

PROPERTY INFORMATION:	
RECORD OWNER:	VANTAGE POINT, LLC
TAX MAP LOT:	MAP 12A LOT 34
DEED BOOK/PAGE:	BOOK 32324/PAGE 36
ZONE:	FARM RESIDENTIAL
PERMITTED USE:	DWELLING, SINGLE FAMILY
MINIMUM LOT SIZE:	50,000 SQUARE FEET
NET RESIDENTIAL DENSITY:	40,000 SQUARE FEET
MINIMUM ROAD FRONTAGE:	150 FEET
MAXIMUM BUILDING COVERAGE:	20%
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM BUILDING SETBACKS:	FRONT=50', REAR=10', SIDES=10'
NET RESIDENTIAL AREA:	PARCEL AREA 323,674 SF
	RIGHTS OF WAY N/A
	SLOPES >20% N/A
	FLOOD PLAIN N/A
	RP DISTRICT N/A
	UNSATURABLE N/A
	WATERBODIES N/A
	WILDLIFE HABITAT N/A
	BOTANICAL RESOURCES N/A
NET AREA = 323,674 SF	
DENSITY AT 40,000SF PER LOT = 8.1 UNITS	

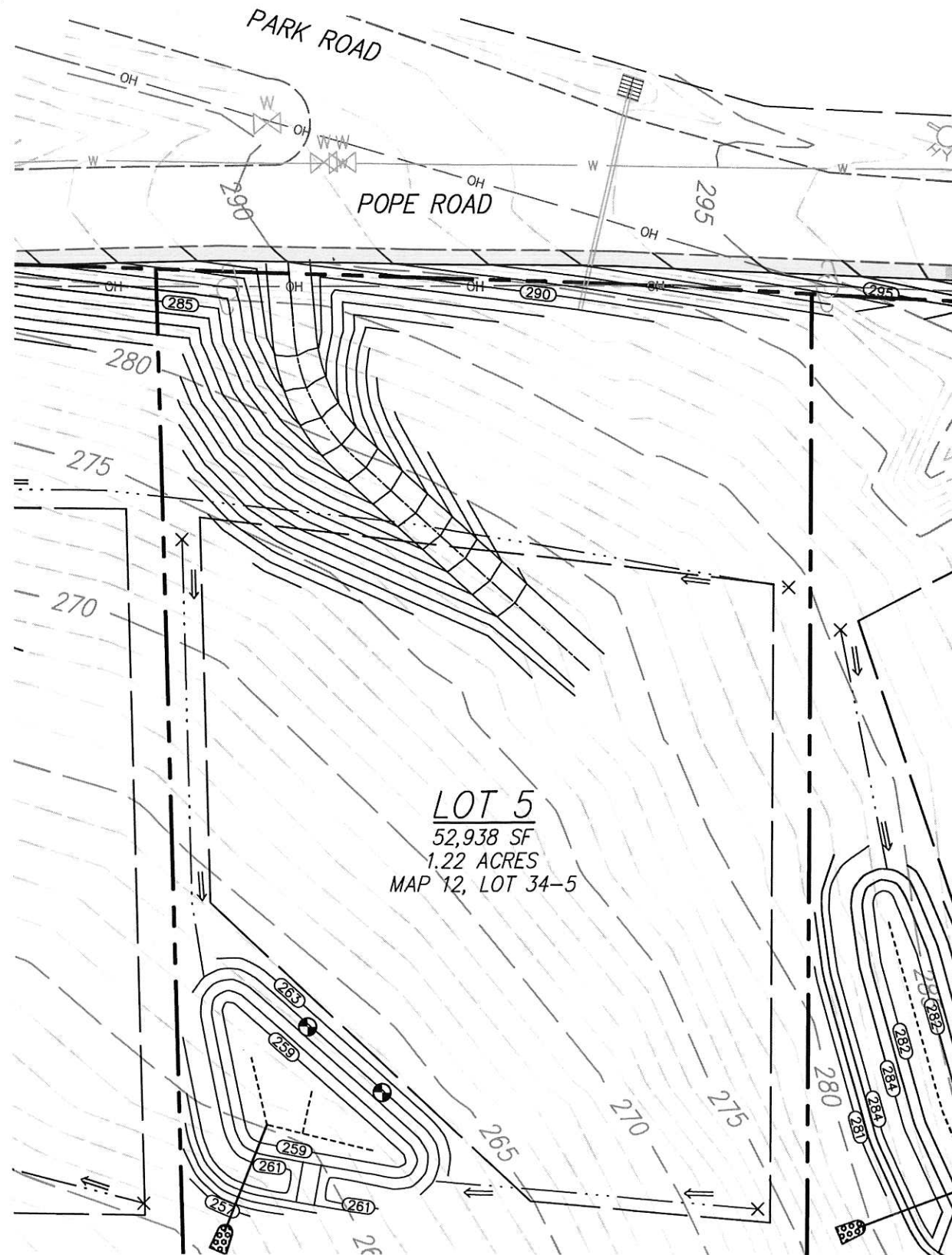
- GENERAL NOTES:
- REFERENCE DEED FOR THE SUBJECT PARCEL IS PATRICIA D. MEYER TO VANTAGE POINT, LLC, RECORDED IN DEED BOOK 32324 PAGE 36 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - BEARINGS AND DISTANCES (U.S. SURVEY FEET) ARE GRID REFERENCED TO MAINE STATE PLANE WEST 1802 HAD 1983. VERTICAL DATUM IS NAVD83.
  - THE SUBJECT PARCEL IS DEPICTED AS LOT #34 ON TOWN OF WINDHAM TAX ASSESSORS MAP #12. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE TOWN OF WINDHAM TAX ASSESSORS DATA AS OF THE DATE OF THIS SURVEY.
  - NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
  - BOUNDARY AND TOPOGRAPHIC INFORMATION IS THE RESULT OF A FIELD SURVEY CONDUCTED IN JULY 2015.
  - BOUNDARY HEREON REPRESENTS A RETRACEMENT OF PLAN REFERENCE 5.
  - FIELD INVESTIGATION BY MARK HAMPTON ASSOCIATES, INC. CONDUCTED IN APRIL 2015 FOUND NO VERNAL POOLS OR WETLANDS ON THE SUBJECT PARCEL.
  - CIVIL ENGINEERING BY ERIC C. WILLIAMS, PE #5668, LAND SURVEYING BY TIMOTHY A. PATCH, PLS #2294.
  - NO PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AS IDENTIFIED BY FEMA.
  - TEST PITS CONDUCTED BY MARK HAMPTON ASSOCIATES, INC. SEPTEMBER & NOVEMBER 2015.
  - ALL LOTS TO BE SERVED BY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, PUBLIC WATER SUPPLY FROM EXISTING WATER MAIN IN POPE ROAD, AND UNDERGROUND ELECTRIC AND COMMUNICATION UTILITY SERVICES TO BE EXTENDED FROM EXISTING OVERHEAD LINES ALONG POPE ROAD.
  - DRIVEWAY ENTRANCES FOR EACH LOT SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN HEREON. LOT 1 SHALL HAVE ONE INDIVIDUAL DRIVEWAY CURB CUT ONTO WILDFLOWER LANE. LOTS 2, 3, 4, 5 & 6 SHALL EACH HAVE ONE INDIVIDUAL DRIVEWAY CURB CUT ON POPE ROAD. ALL DRIVEWAYS SHALL BE IN CONFORMANCE WITH SECTION 518 OF THE LAND USE ORDINANCE. NO DRIVEWAYS SHALL BE CONSTRUCTED UNLESS AN APPROVED ENTRANCE PERMIT HAS BEEN ISSUED BY THE TOWN.
  - THE EXISTING FORESTED AREAS SHOWN HEREON ARE LIMITED TO CLEARING FOR ONE DRIVEWAY OPENING PER LOT AND CLEARING AS NECESSARY FOR UTILITY SERVICES. NO FILL OR REFUSE MAY BE DISPOSED IN THE FORESTED BUFFER AREA. NO TREES GREATER THAN 3-INCHES DIAMETER MAY BE CUT EXCEPT FOR TREES THAT ARE WINDBLOWN, DAMAGED, OR POSE A SAFETY HAZARD.
  - 180 TREES 3-INCHES IN DIAMETER OR GREATER WERE COUNTED IN THE FORESTED BUFFER ADJACENT TO POPE ROAD AT THE TIME OF THIS PLAN. BY RESTRICTING CLEARING OF THIS FORESTED BUFFER THE SUBDIVISION MEETS THE REQUIREMENTS OF SECTION 911.E.13 TO PROVIDE ONE STREET TREE NO MORE THAN 50 FEET APART.
  - ALL UNDERGROWTH LESS THAN 3-INCHES IN DIAMETER LOCATED WITHIN 20 FEET OF THE EASTERLY EDGE OF POPE ROAD PAVEMENT SHALL BE TRIMMED TO GROUND LEVEL TO PROVIDE CLEAR SIGHT LINES.
  - A 4-FOOT PAVED SHOULDER SHALL BE CONSTRUCTED ALONG THE EDGE OF THE EXISTING POPE ROAD TRAVELED WAY, BEGINNING AT THE TERMINUS OF THE SIDEWALK ON WILDFLOWER LANE AND ENDING AT THE NORTHWESTERLY CORNER OF LOT 6.
  - STRUCTURES AND MAINTAINED LANDSCAPED DEVELOPED AREAS ARE LIMITED TO THE DEVELOPMENT WINDOW AREAS SHOWN HEREON WITH THE EXCEPTION OF DRIVEWAY AND UTILITY CONFORMANCE DESCRIBED IN NOTE 13. MINIMUM BUILDING SETBACKS ALSO APPLY FOR STRUCTURES.
  - DRAINAGE EASEMENT TO THE TOWN OF WINDHAM BOOK 9868, PAGE 344.
  - GRADING AND DRAINAGE EASEMENTS CONVEYED TO THE TOWN OF WINDHAM BY WAY OF THIS PLAN.

- CONDITIONS OF APPROVAL:
- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 19, 2015, AS AMENDED JANUARY 15, 2016, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
- WAIVERS GRANTED TO PLAN:
- SECTION 911.J.6 STORMWATER FLOODING STANDARD 2-YEAR STORM EVENT.

APPROVED BY TOWN OF WINDHAM PLANNING BOARD

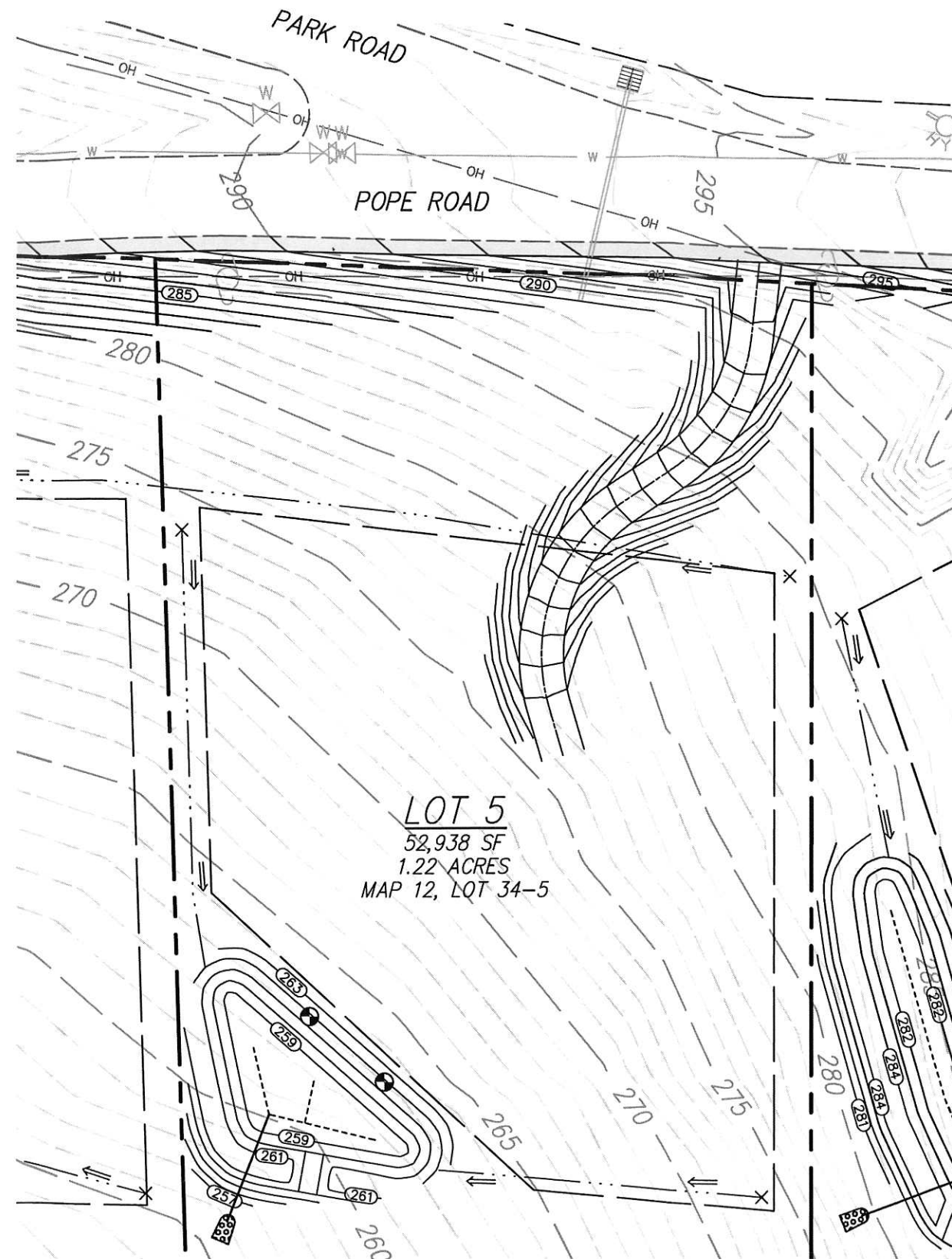
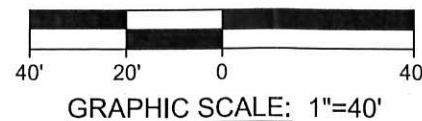
DATE: APPROVED 1/25/16

NAME: *James M. Blum*  
*Margaret P. Pickens*  
*Rachael Mac*



**LOT 5**  
52,938 SF  
1.22 ACRES  
MAP 12, LOT 34-5

**PLANNED DRIVEWAY LOCATION  
CONCEPT GRADING**



**LOT 5**  
52,938 SF  
1.22 ACRES  
MAP 12, LOT 34-5

**PREFERRED DRIVEWAY LOCATION  
CONCEPT GRADING**

PREPARED FOR:

**VANTAGE POINT, LLC**  
8 BOARDWALK AVE  
WINDHAM, ME 04062

TITLE:

**LOT 5 ALTERNATE  
CONCEPT DRIVEWAY GRADING**  
VANTAGE POINT SUBDIVISION  
281 POPE ROAD  
WINDHAM, ME 04082

SHEET:

1

REVISIONS:

NO. 0

DATE 08-18-17

LOT 5 ALTERNATE PLAN