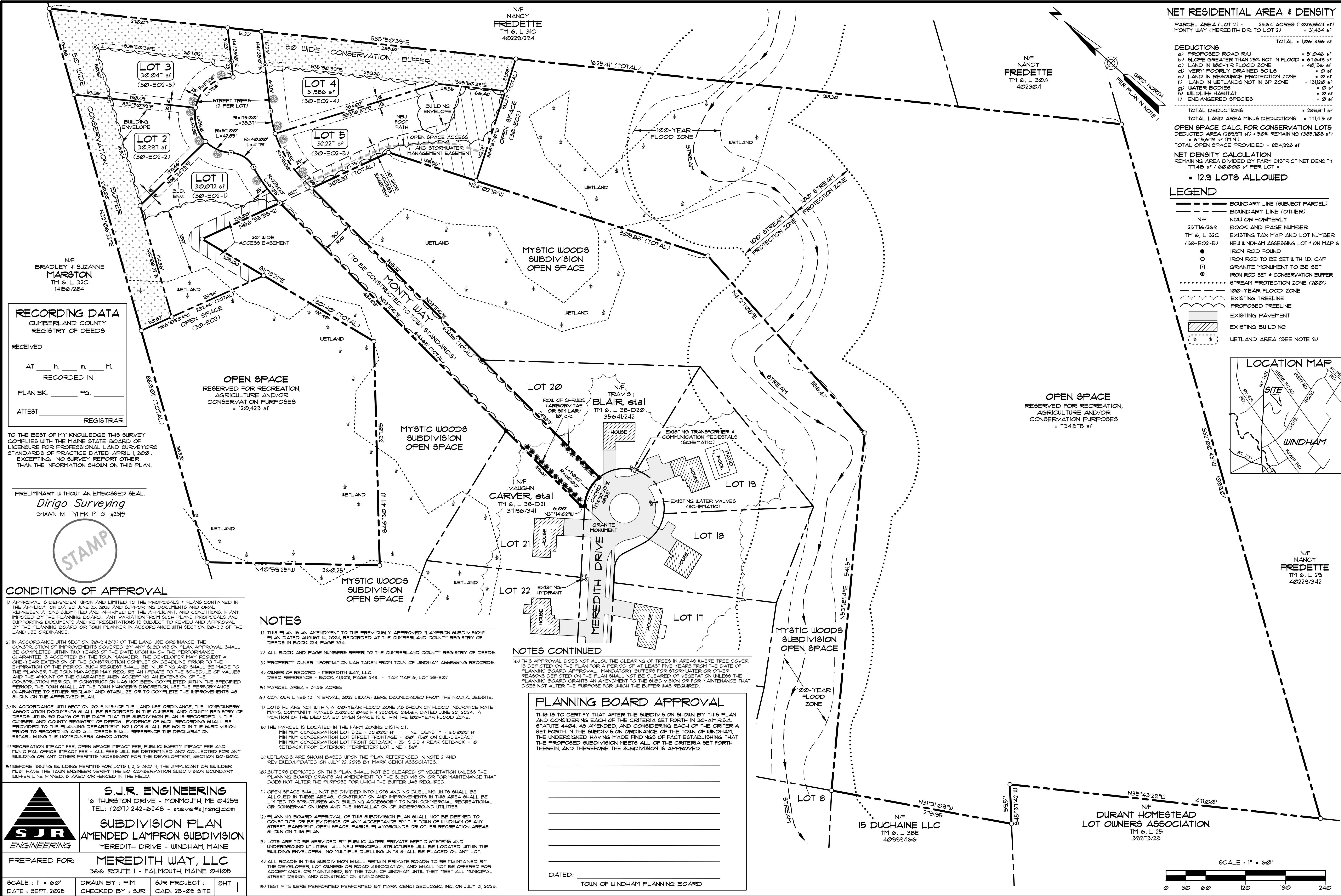
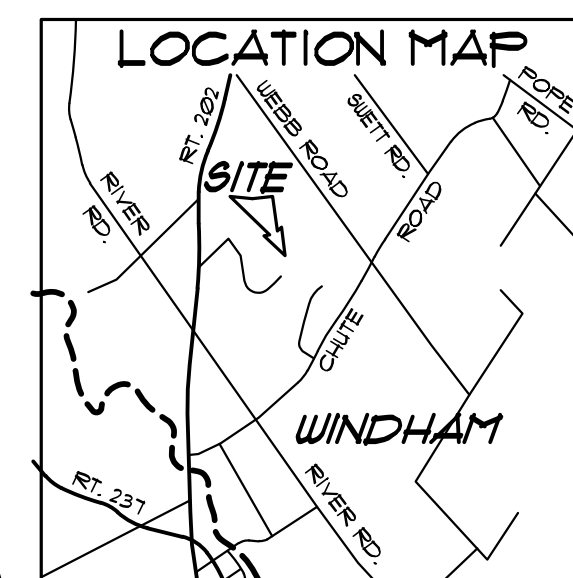




NET RESIDENTIAL AREA & DENSITY

Table with 2 columns: Item, Value. Rows include Parcel Area (Lot 2), Deductions (a-i), Total Deductions, Open Space Calc., Net Density Calculation, and Legend.

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F
- 23116/269
- TM 6, L 32C
- (30-E02-5)
- IRON ROD FOUND
- IRON ROD TO BE SET WITH I.D. CAP
- GRANITE MONUMENT TO BE SET
- IRON ROD SET # CONSERVATION BUFFER
- STREAM PROTECTION ZONE (200')
- 100-YEAR FLOOD ZONE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING PAVEMENT
- EXISTING BUILDING
- WETLAND AREA (SEE NOTE 9)



RECORDING DATA
CUMBERLAND COUNTY
REGISTRY OF DEEDS

RECEIVED _____

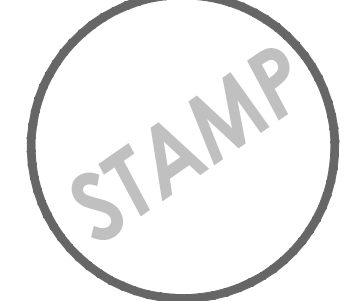
AT ____ h. ____ m. ____ P.
RECORDED IN _____

PLAN BK. ____ FG. ____

ATTEST _____ REGISTRAR

TO THE BEST OF MY KNOWLEDGE THIS SURVEY COMPLIES WITH THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE DATED APRIL 1, 2001. EXCEPTING: NO SURVEY REPORT OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.

PRELIMINARY WITHOUT AN EMBOSSED SEAL
Dirigo Surveying
SHAWN M. TYLER P.L.S. #12519



CONDITIONS OF APPROVAL

- 1) APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS & PLANS CONTAINED IN THE APPLICATION DATED JUNE 23, 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 AND SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR TOWN PLANNER IN ACCORDANCE WITH SECTION 120-913 OF THE LAND USE ORDINANCE.
- 2) IN ACCORDANCE WITH SECTION 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.
- 3) IN ACCORDANCE WITH SECTION 120-919(B)(5) OF THE LAND USE ORDINANCE, THE HOMEOWNERS' ASSOCIATION DOCUMENTS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE THAT THE SUBDIVISION PLAN IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. EVIDENCE OF SUCH RECORDING SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. NO LOTS SHALL BE SOLD IN THE SUBDIVISION PRIOR TO RECORDING AND ALL DEEDS SHALL REFERENCE THE DECLARATION ESTABLISHING THE HOMEOWNERS' ASSOCIATION.
- 4) RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE - ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, SECTION 120-120(C).
- 5) 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 FINISHED, STAKED OR FENCED IN THE FIELD.

NOTES

- 1) THIS PLAN IS AN AMENDMENT TO THE PREVIOUSLY APPROVED "LAMPRON SUBDIVISION" PLAN DATED AUGUST 14, 2024, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 224, PAGE 334.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
- 4) OWNER OF RECORD - MEREDITH WAY, LLC
- 5) DEED REFERENCE - BOOK 41309, PAGE 343 - TAX MAP # 6, LOT 38-E02
- 6) PARCEL AREA = 2436 ACRES
- 7) CONTOUR LINES (2' INTERVAL, 2022 LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE.
- 8) LOTS 1-5 ARE NOT WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 23009C 0493 F & 23009C 0656F, DATED JUNE 20, 2024. A PORTION OF THE DEDICATED OPEN SPACE IS WITHIN THE 100-YEAR FLOOD ZONE.
- 9) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT. NET DENSITY = 6.0/2000 sf MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC) MINIMUM CONSERVATION LOT FRONT SETBACK = 25', SIDE & REAR SETBACK = 10' SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
- 10) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED ON JULY 22, 2025 BY MARK CENCI ASSOCIATES.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) LOTS ARE TO BE SERVICED BY PUBLIC WATER, PRIVATE SEPTIC SYSTEMS AND UNDERGROUND UTILITIES. ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DUELLING UNITS SHALL BE PLACED ON ANY LOT.
- 15) ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER LOT OWNERS 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.
- 16) TEST PITS WERE PERFORMED PERFORMED BY MARK CENCI GEOLOGIC, INC. ON JULY 21, 2025.

NOTES CONTINUED

16) THIS APPROVAL DOES NOT ALLOW THE CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. MANDATORY BUFFERS FOR STORMWATER OR OTHER REASONS DEPICTED ON THE 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.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A.M.R.S.A. STATUTE 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: _____
TOWN OF WINDHAM PLANNING BOARD

SJR. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjr-eng.com

SUBDIVISION PLAN
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

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

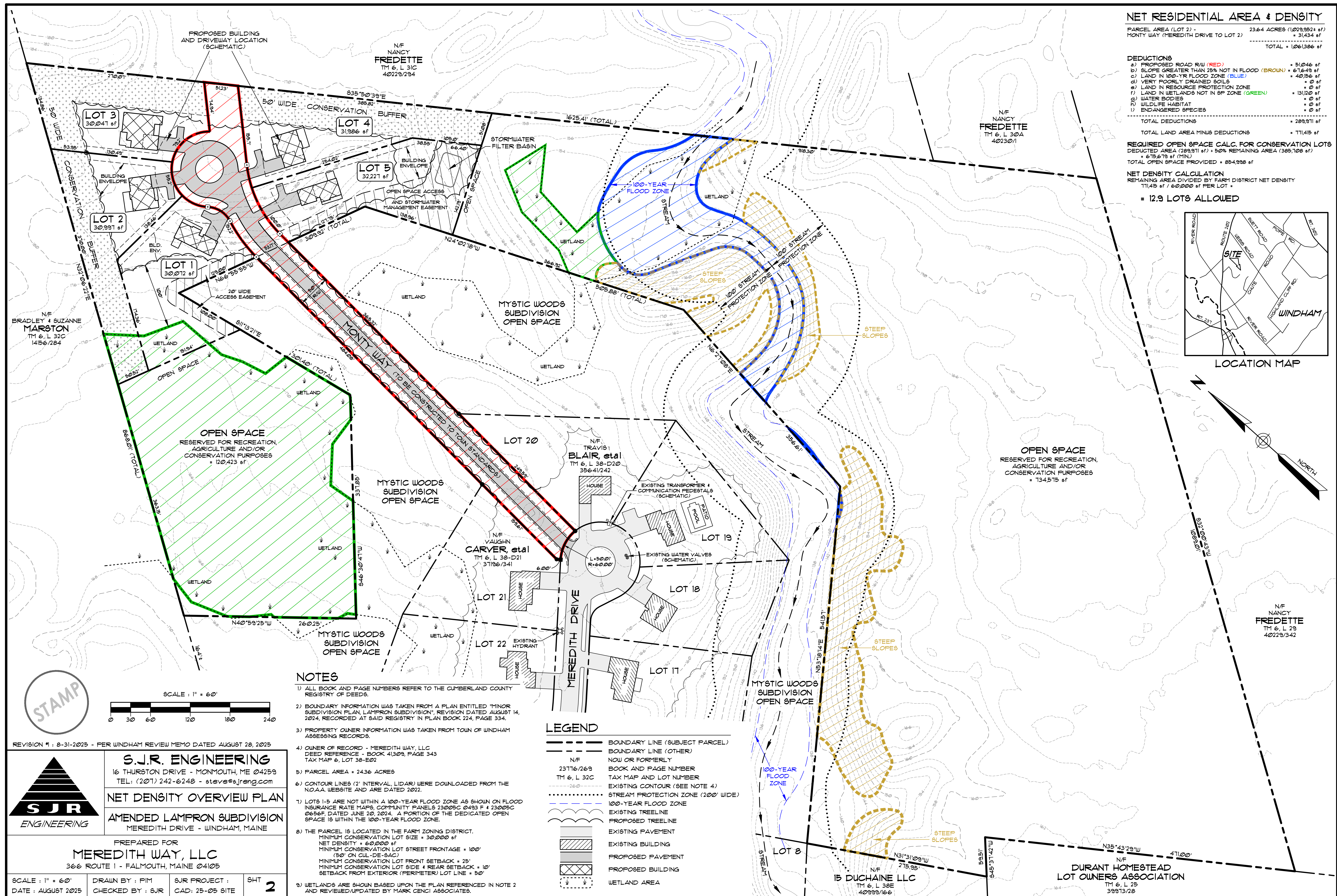
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DATE: SEPT. 2025

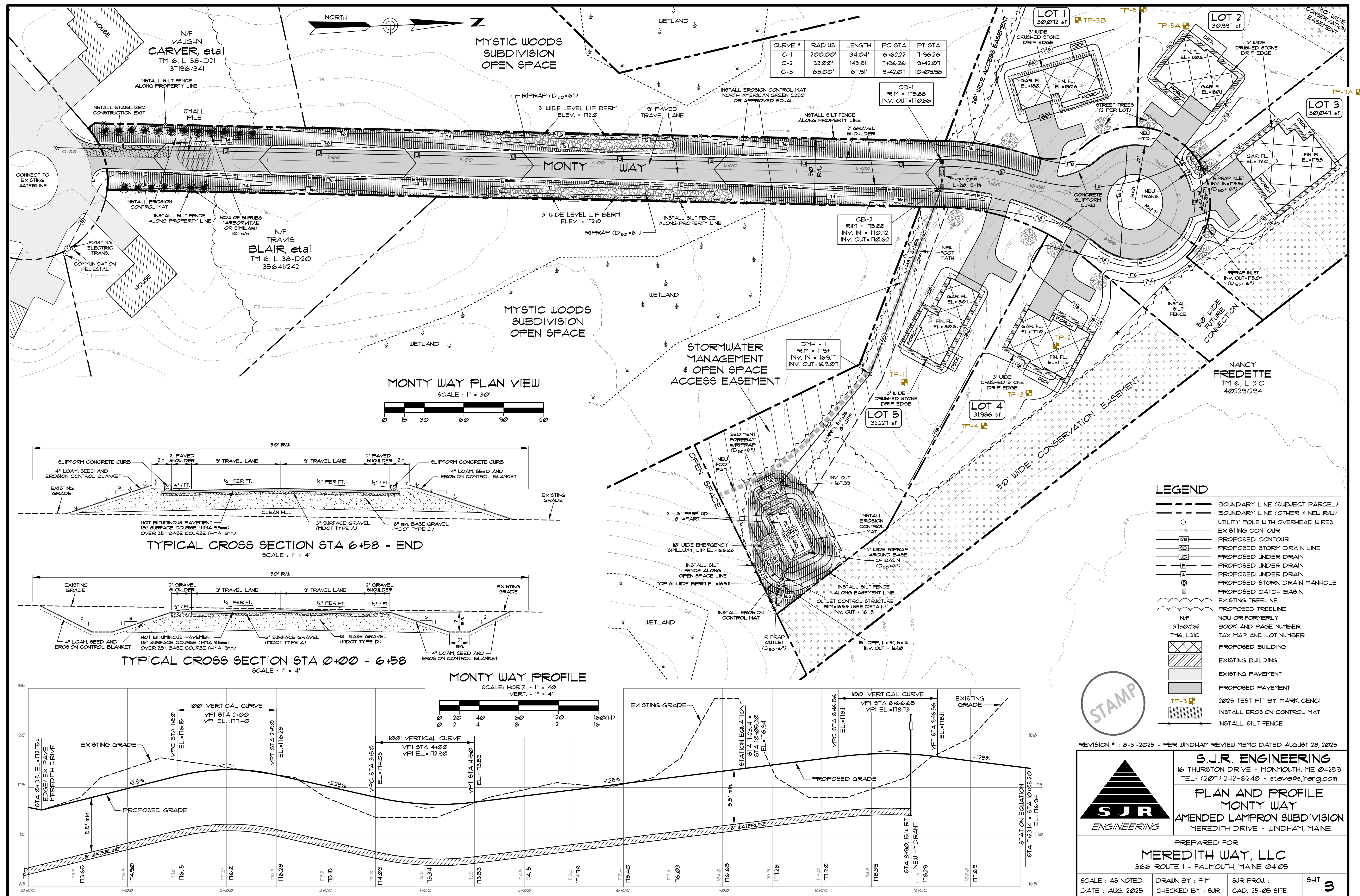
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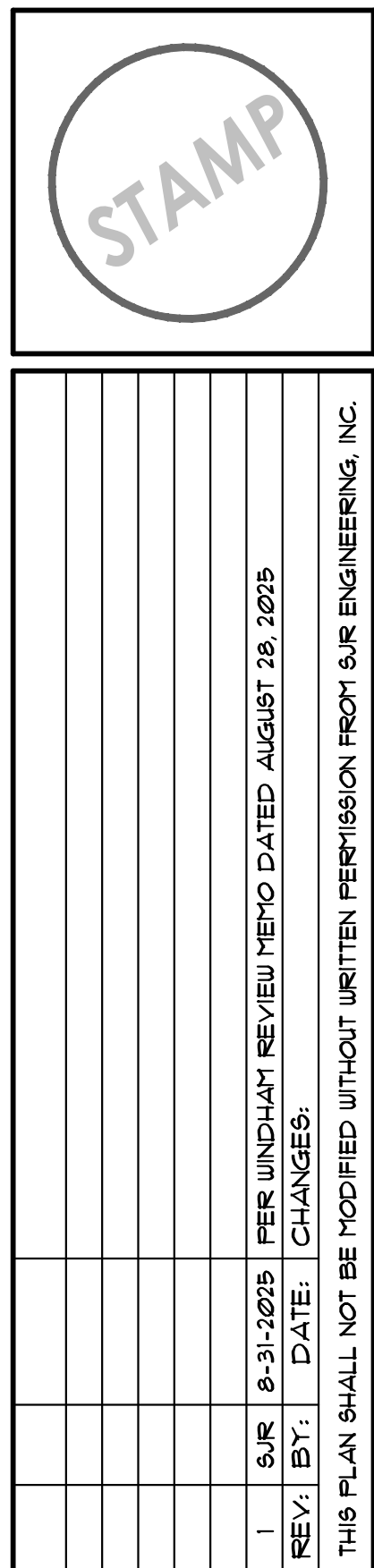
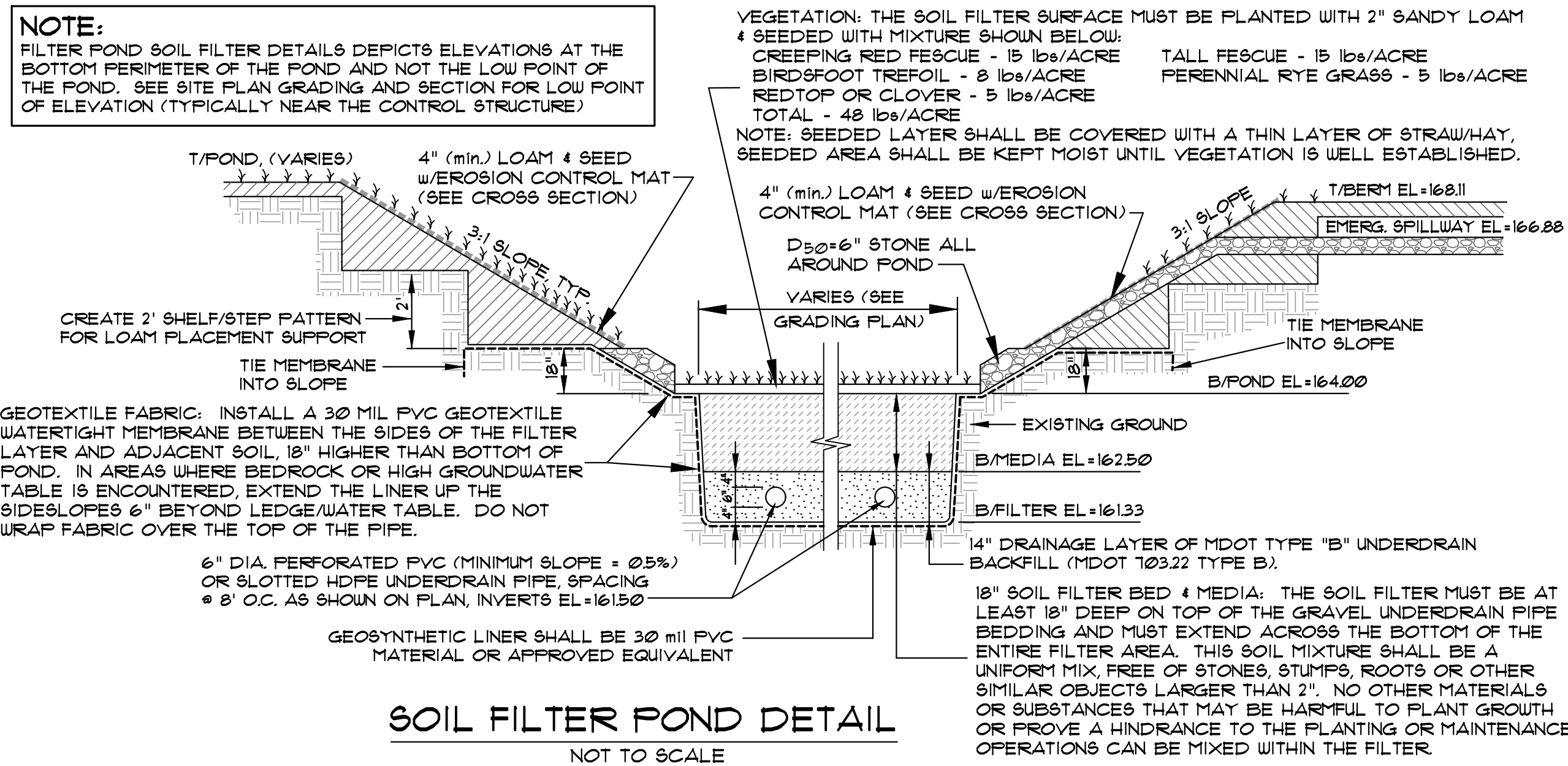
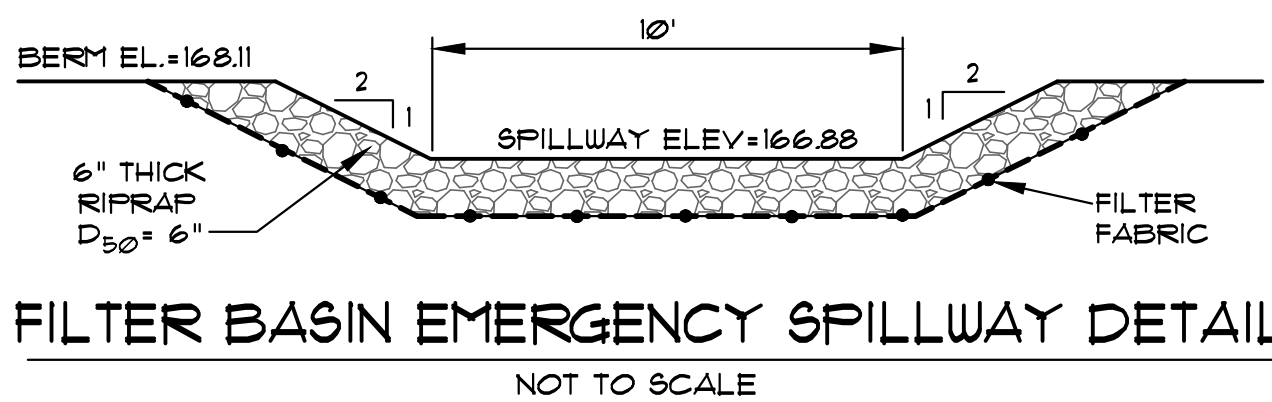
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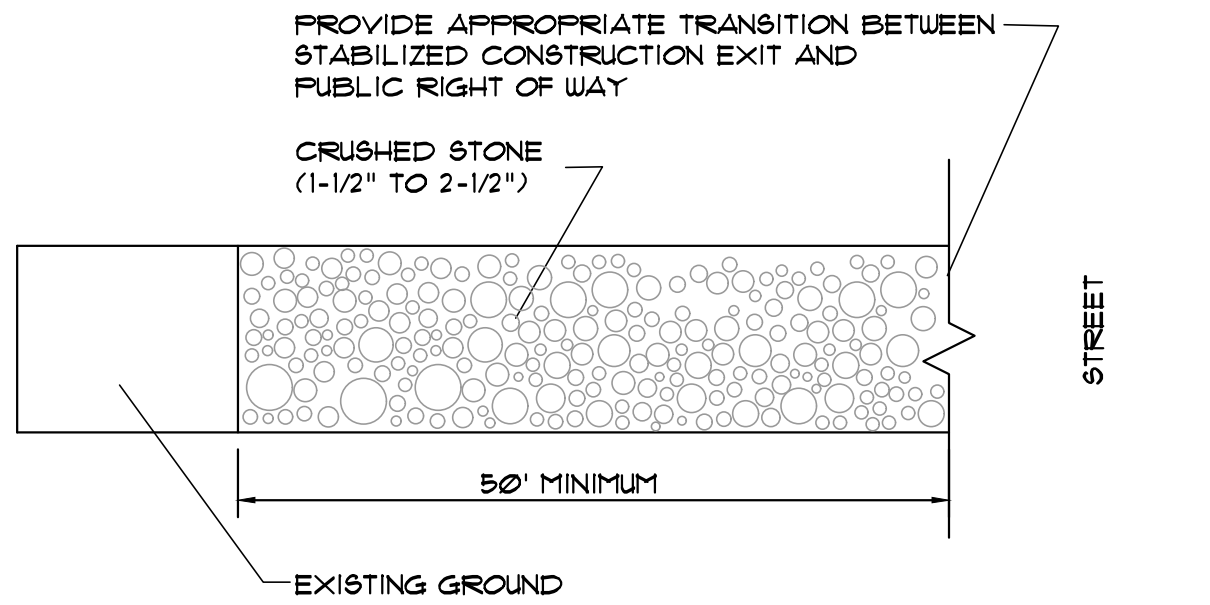
SHT |





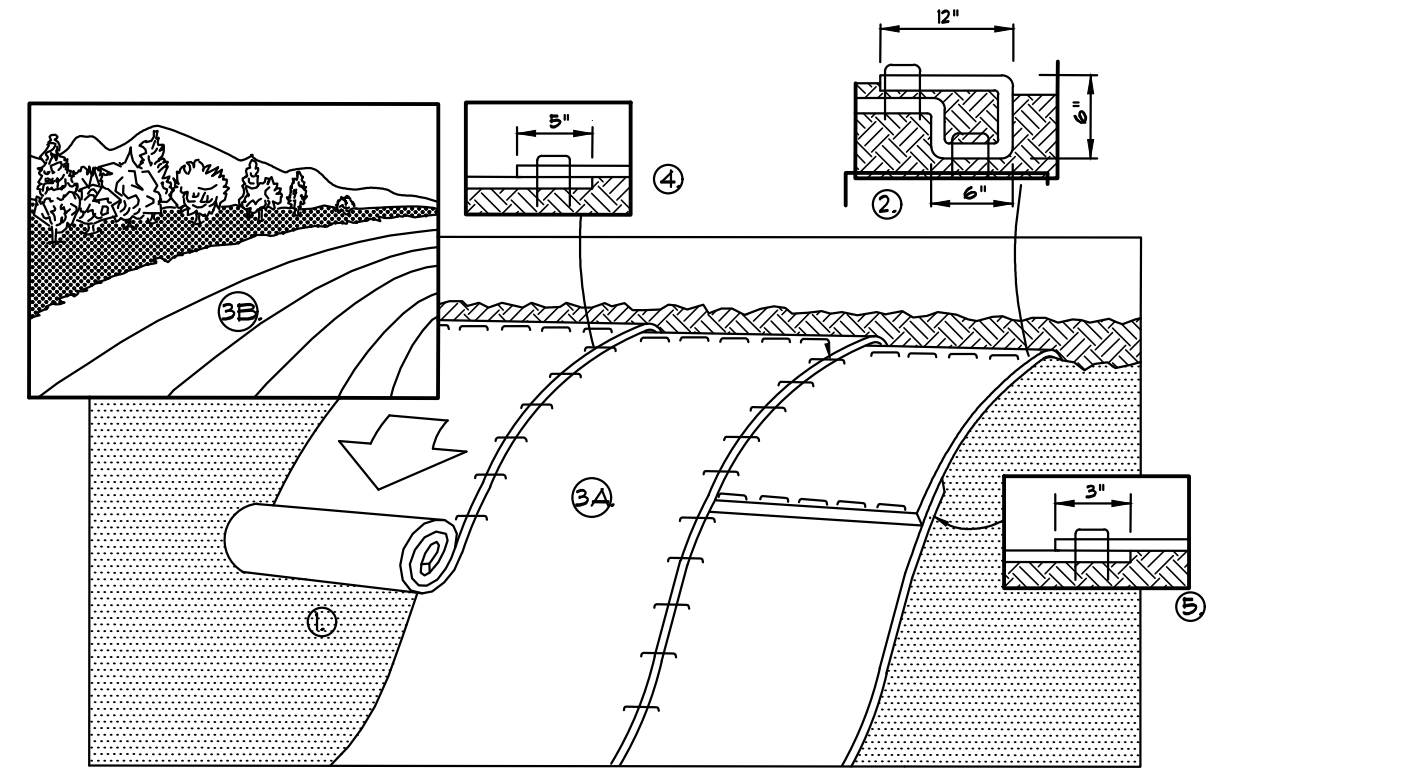
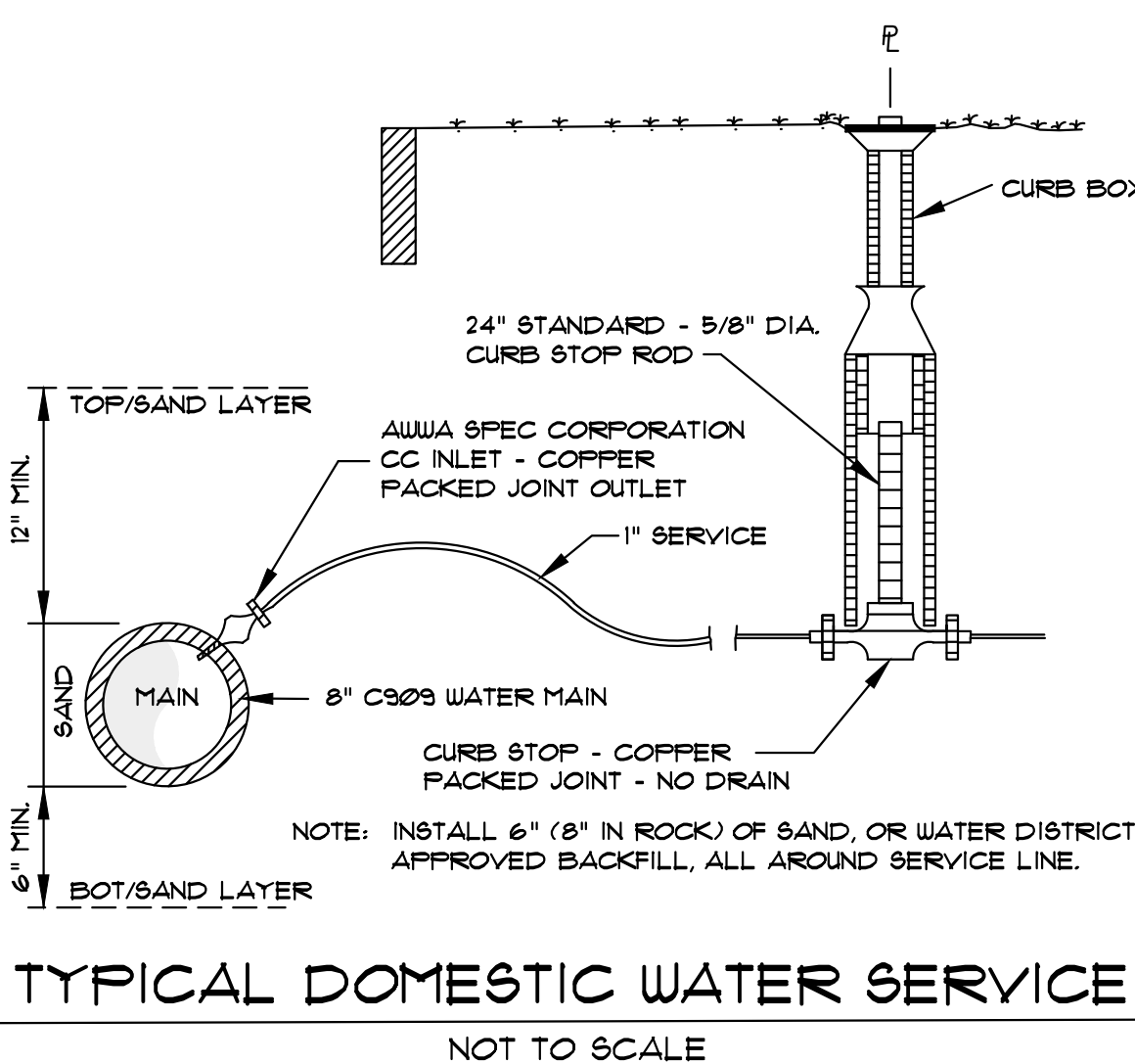
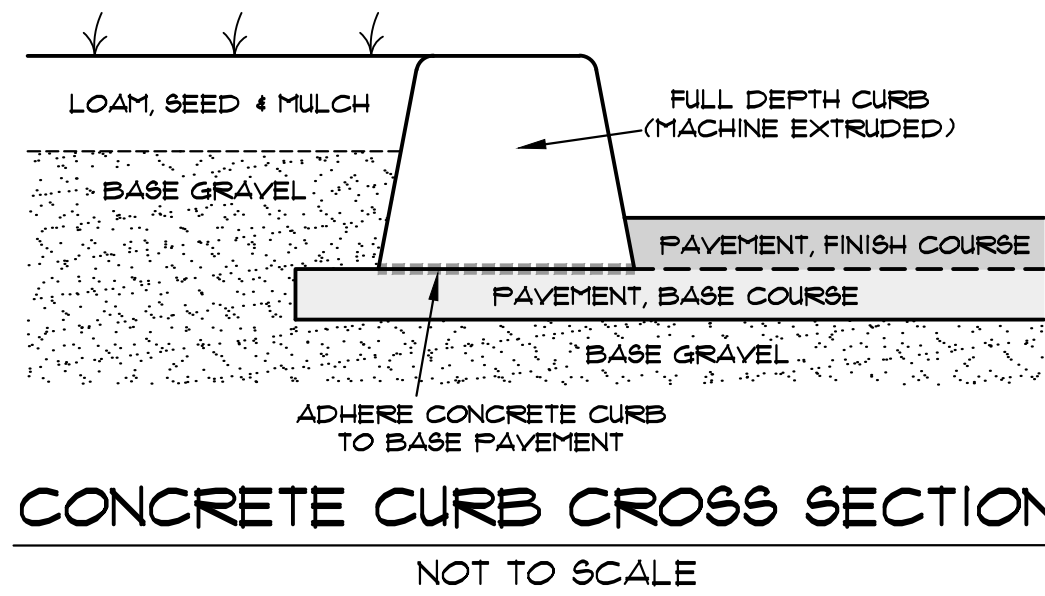
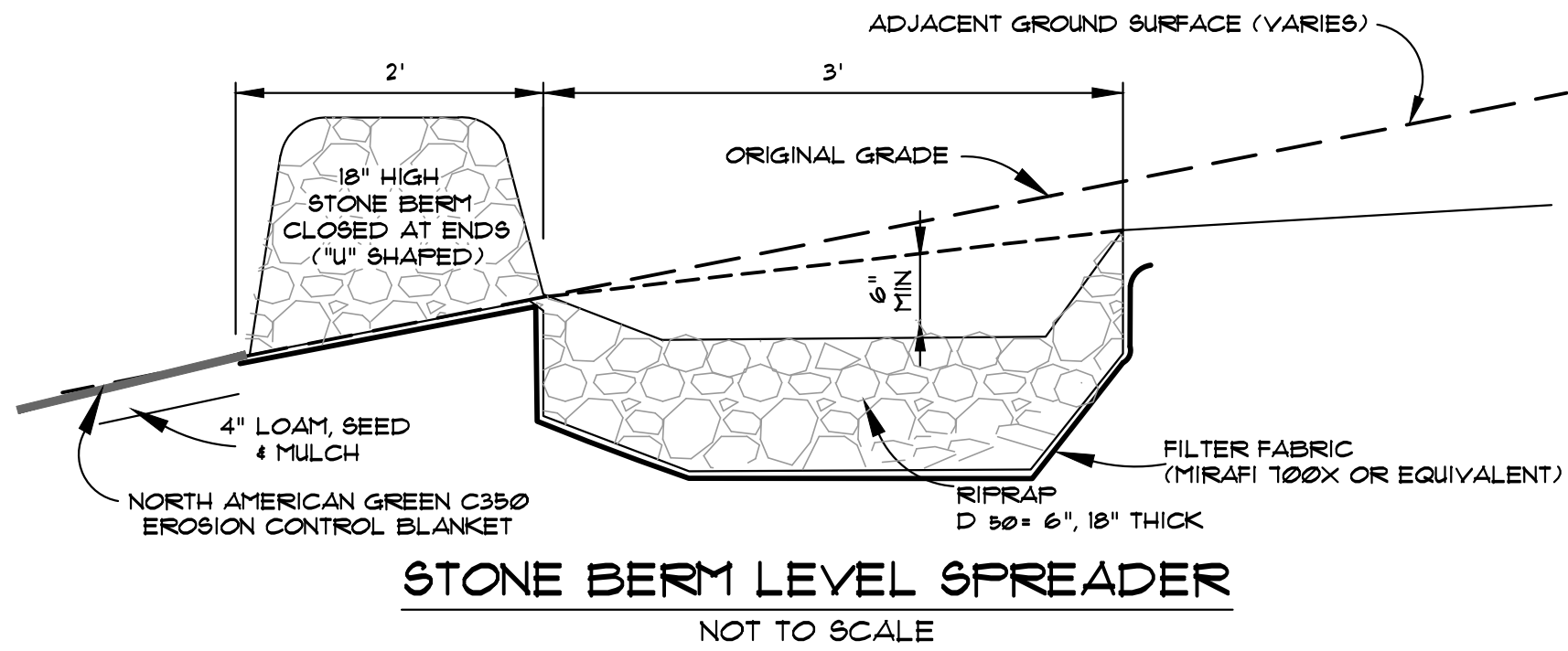






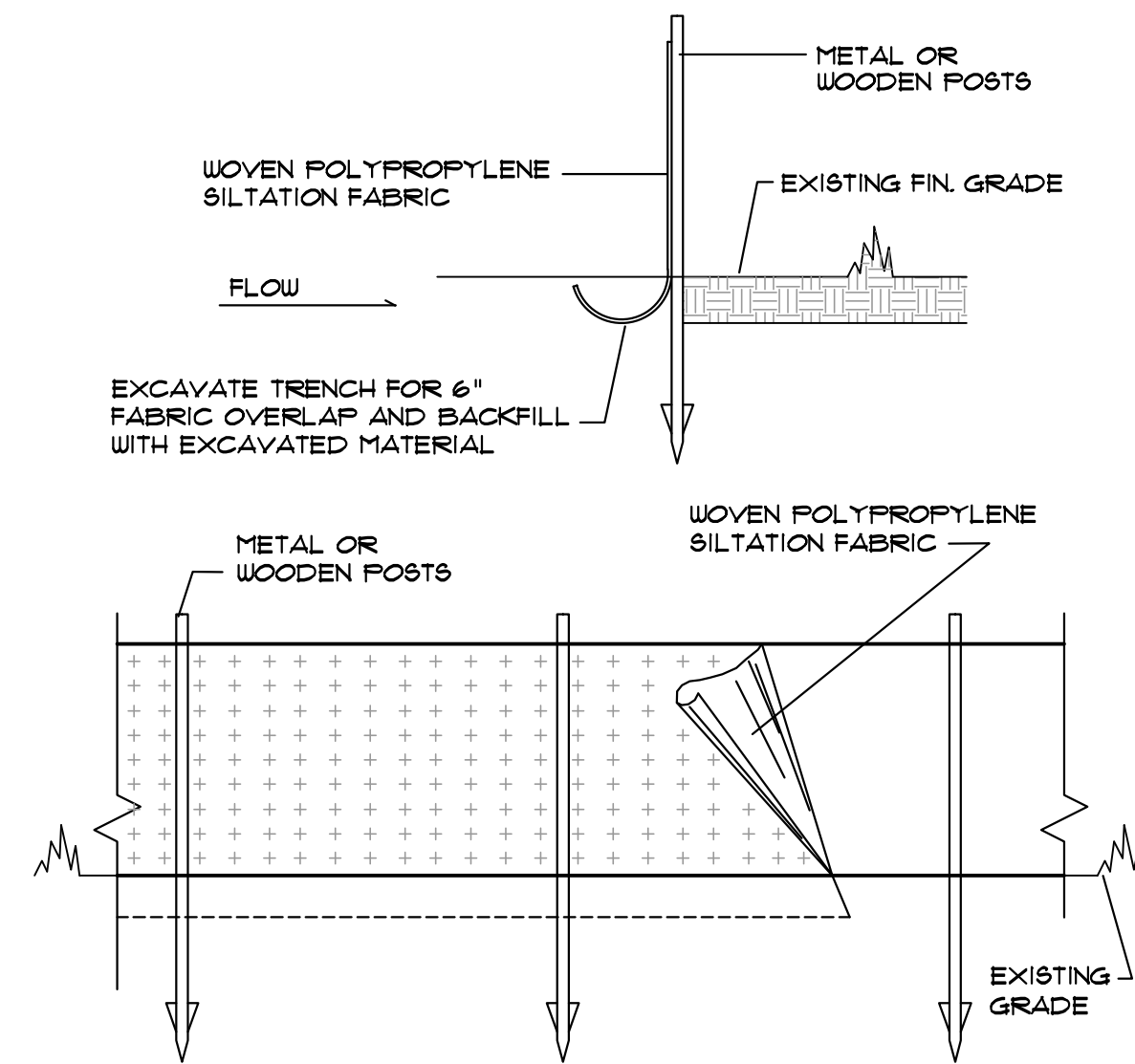
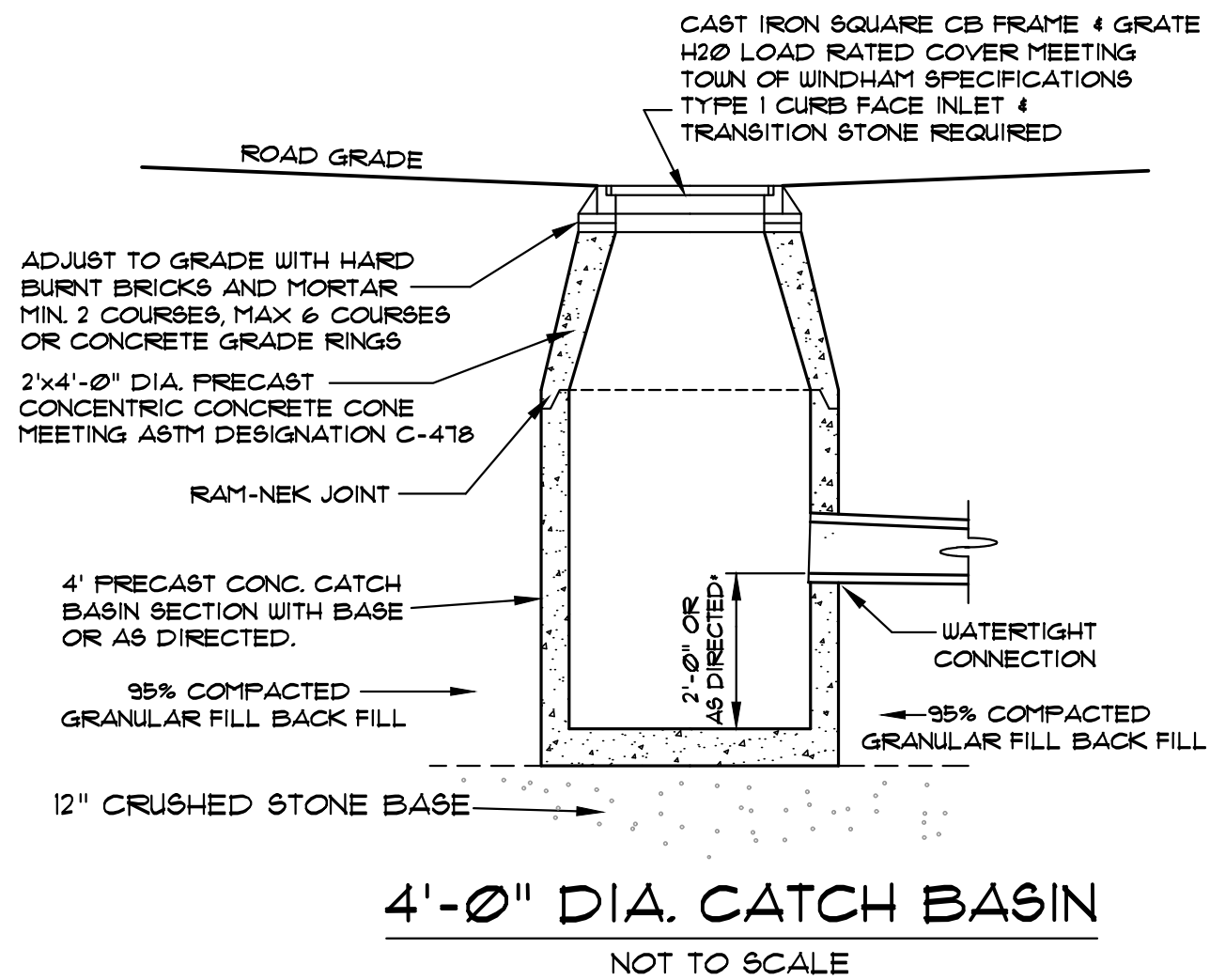
1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE $\frac{3}{4}$ (2 1/2" - 1 1/2") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 6"
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE

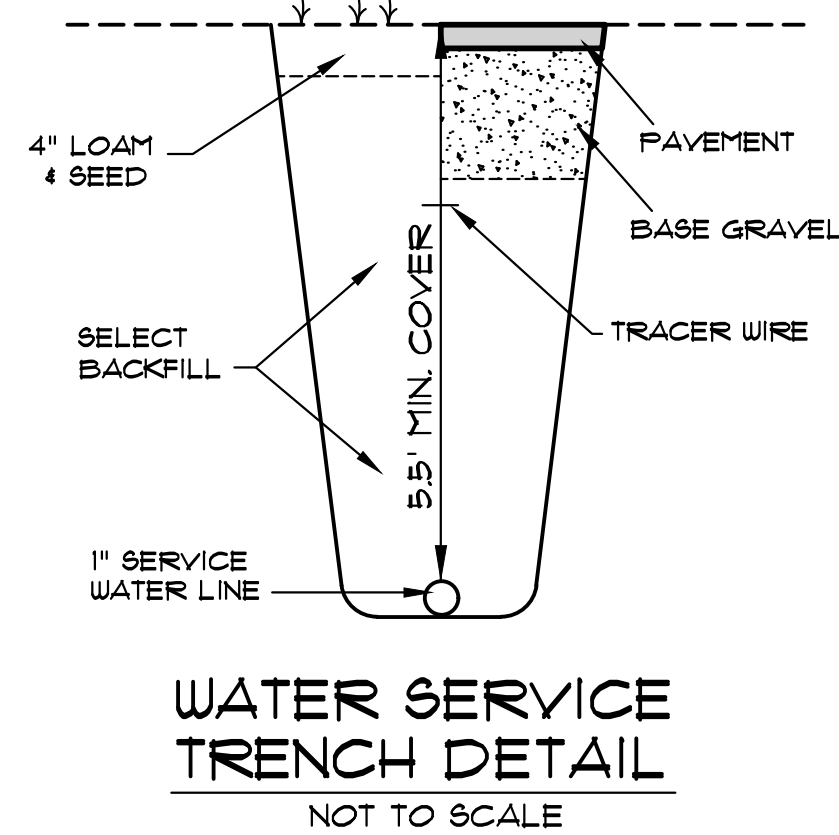


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" X 6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

USE NORTH AMERICAN GREEN C350 EROSION CONTROL BLANKET OR APPROVED EQUAL
EROSION CONTROL BLANKET DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



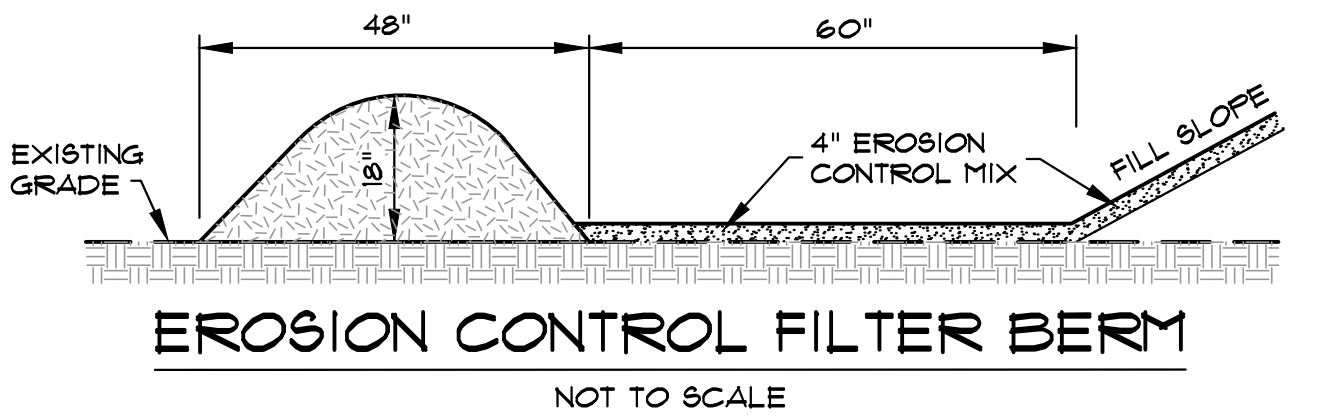
WATER SERVICE TRENCH DETAIL
NOT TO SCALE

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

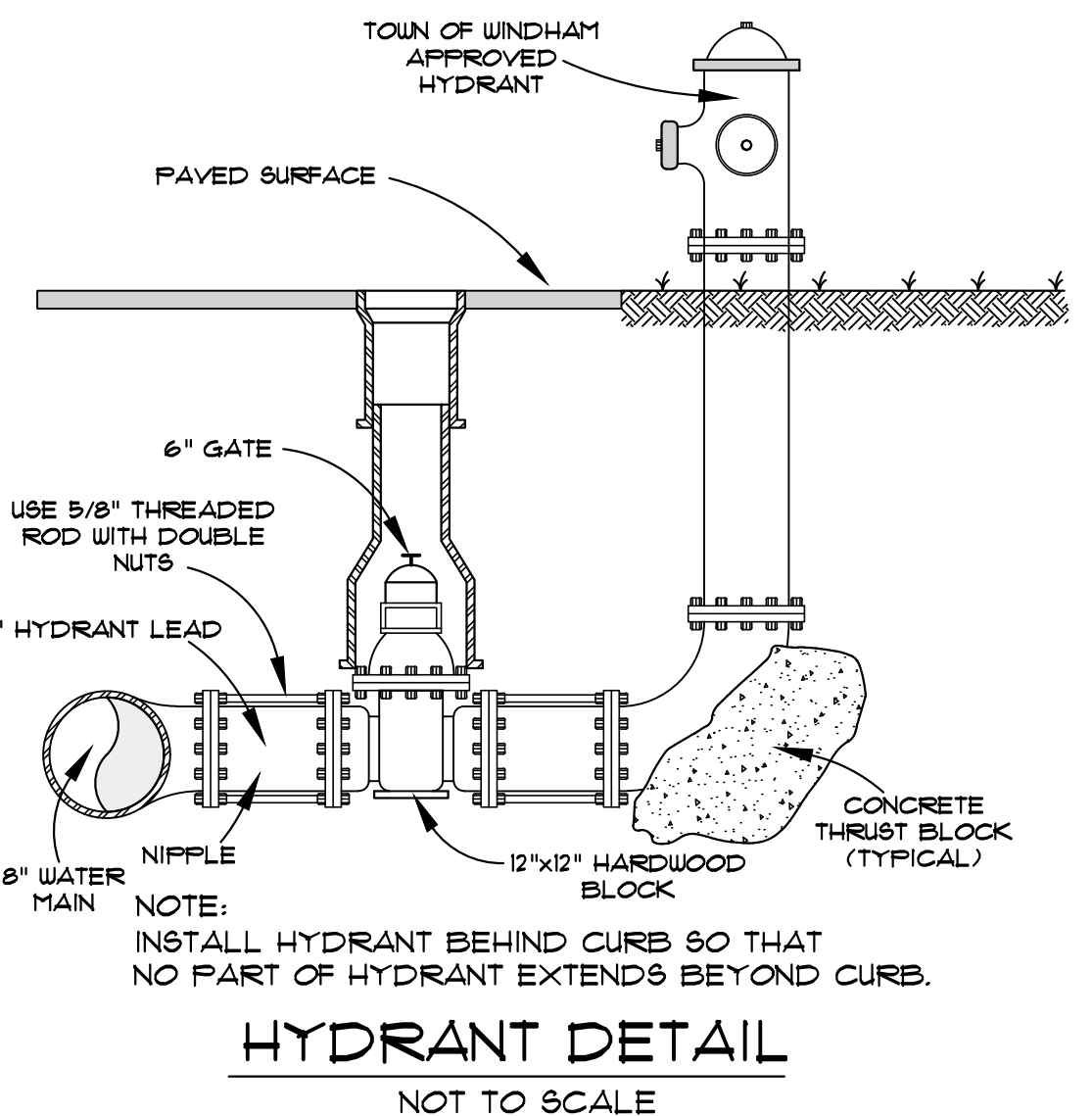
THE MIX SHALL CONFORM TO THE FOLLOWING: pH BETWEEN 5.0-8.0, PARTICLE SIZE - 100% PASSING THROUGH A 6" SCREEN AND 80% RETAINED ON A 3/4" SCREEN. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mmhos/cm.

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

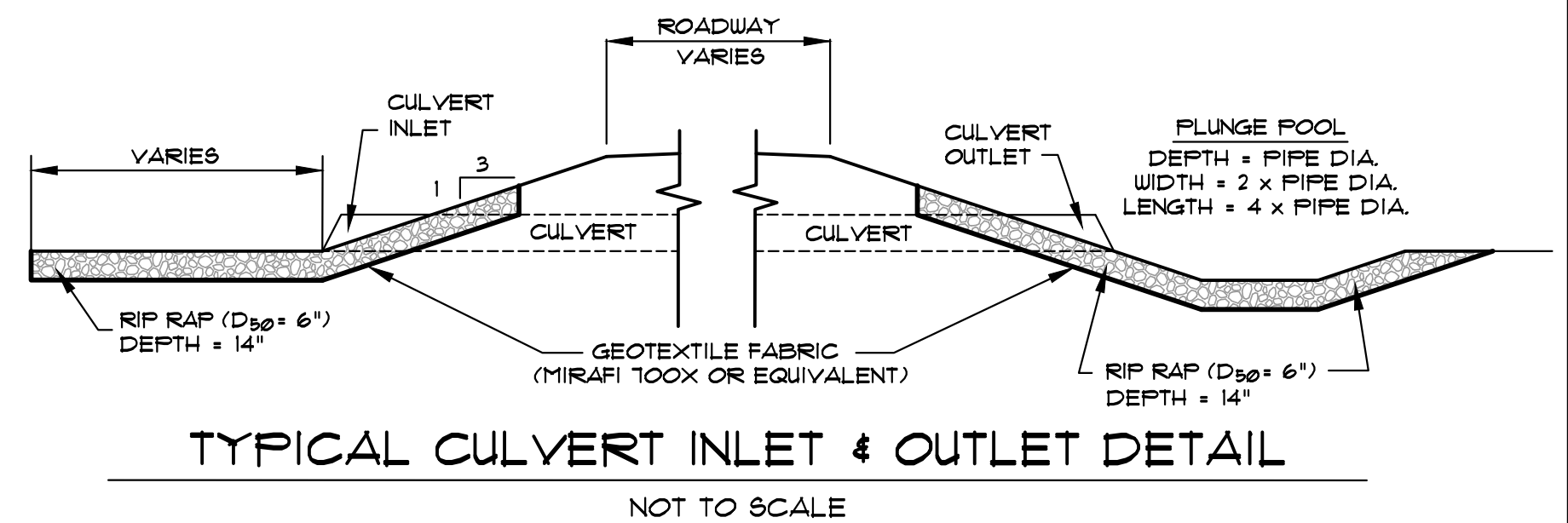
THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPHILL SIDE OF BERM).



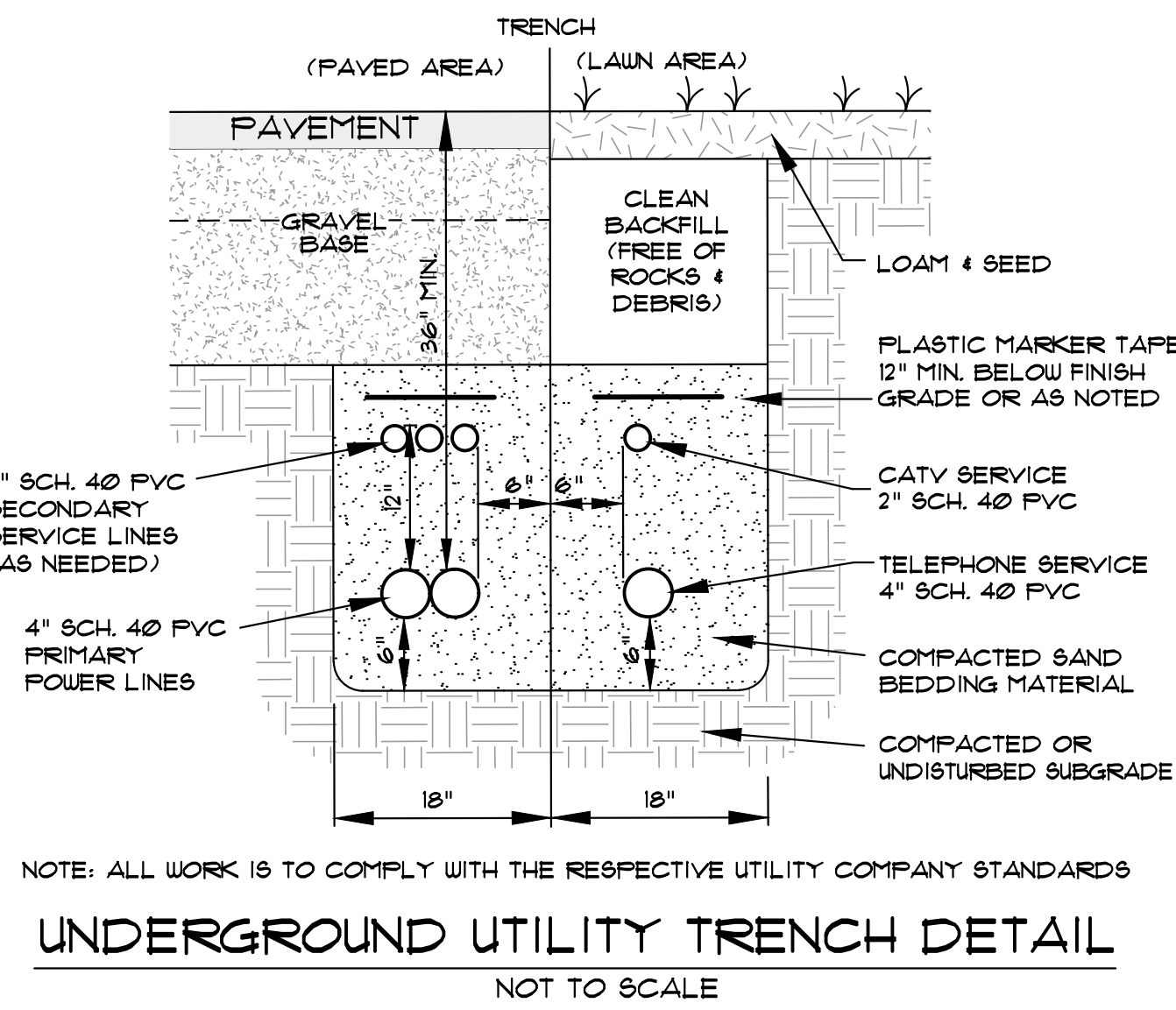
EROSION CONTROL FILTER BERM
NOT TO SCALE



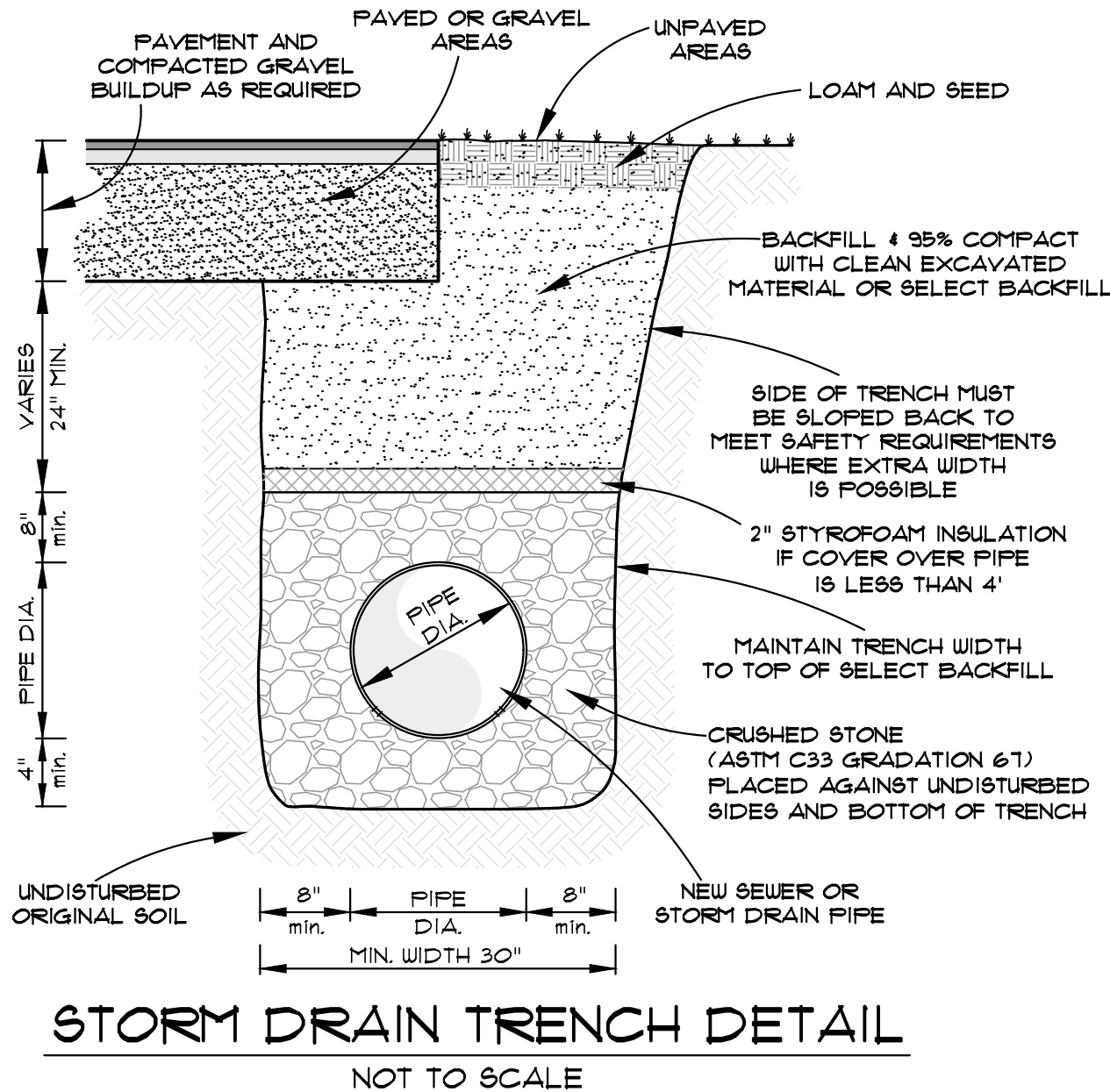
HYDRANT DETAIL
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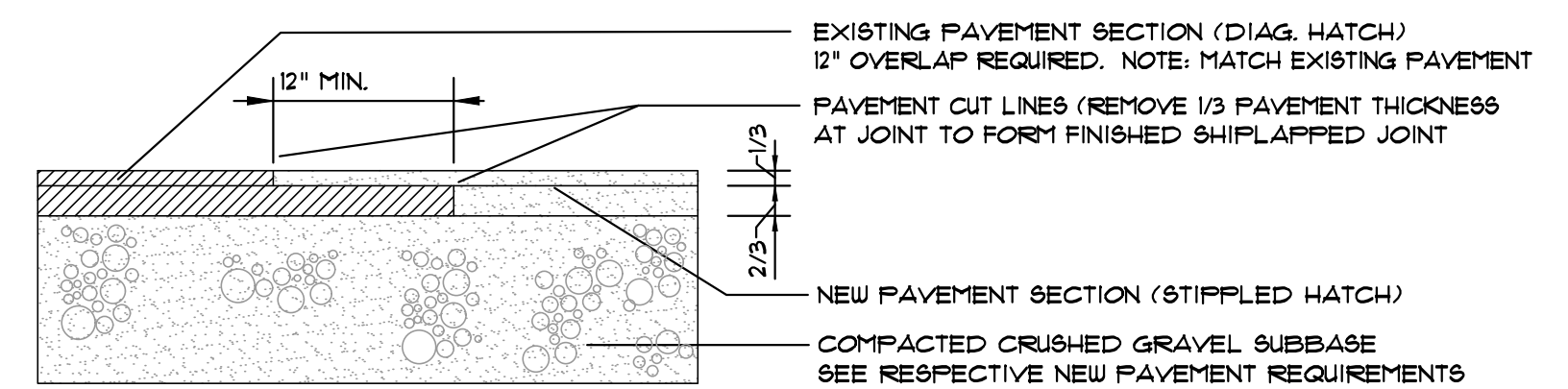
TYPICAL CULVERT INLET & OUTLET DETAIL
NOT TO SCALE



NOTE: ALL WORK IS TO COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS
UNDERGROUND UTILITY TRENCH DETAIL
NOT TO SCALE

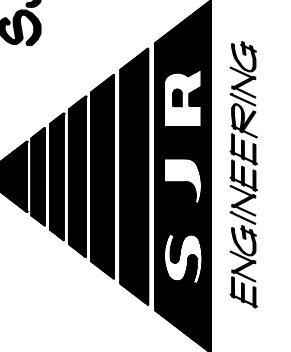


STORM DRAIN TRENCH DETAIL
NOT TO SCALE



PAVEMENT SAWCUT JOINT DETAIL
NOT TO SCALE

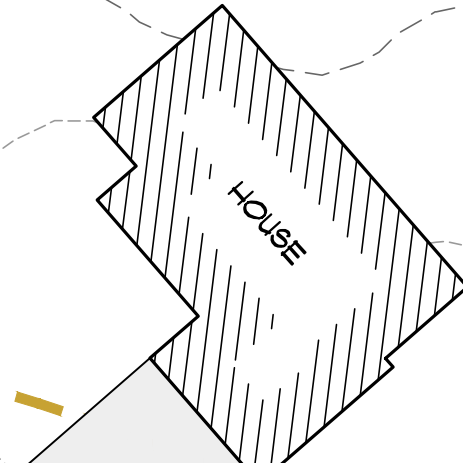
SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONTMOUTH, MAINE 04259
(207) 242-6243 tel
steve@sjeeng.com



CONSTRUCTION DETAILS
AMENDED LAMPSON SUBDIVISION
PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

DATE	PROJECT
AUGUST 2025	2024-05
DRAWN BY	SCALE
SJR	N.T.S.

- LEGEND**
- BOUNDARY LINE (SUBJECT PARCEL)
 - BOUNDARY LINE (OTHER & NEW R/W)
 - EXISTING CONTOUR
 - EXISTING TREELINE
 - N/F
 - 13130/282
 - TM 6, L 31C
 - EXISTING BUILDING
 - EXISTING PAVEMENT
 - NOW OR FORMERLY
 - BOOK AND PAGE NUMBER
 - TAX MAP AND LOT NUMBER

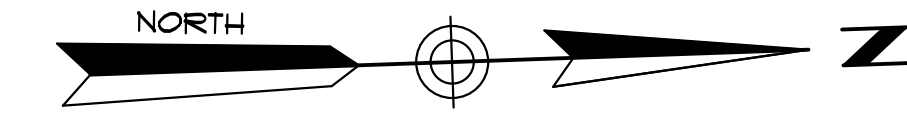


N/F
VAUGHN
CARVER, et al
TM 6, L 38-D21
31136/341

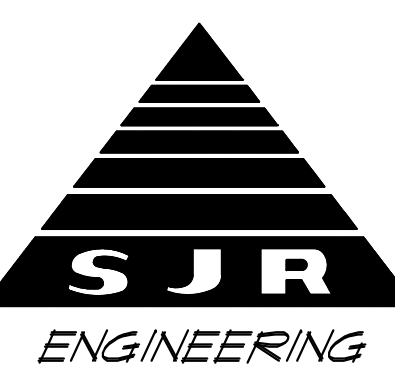
SMALL PILE

BgB

N/F
TRAVIS
BLAIR, et al
TM 6, L 38-D20
35641/242



- NOTES**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - 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.
 - PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
 - OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343
TAX MAP 6, LOT 38-E02
 - PARCEL AREA = 24.36 ACRES
 - CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE AND ARE DATED 2022.
 - 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'
 - WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED BY MARK CENCI ASSOCIATES.

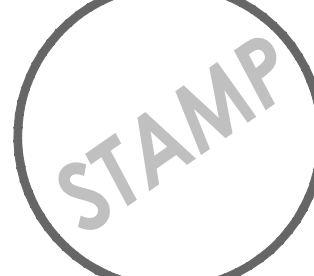


S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04253
TEL: (207) 242-6248 - steve@sjr-eng.com

**EXISTING CONDITION
WATERSHED PLAN
AMENDED LAMPRON SUBDIVISION**
MEREDITH DRIVE - WINDHAM, MAINE

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

SCALE: AS NOTED
DATE: AUG. 31, 2025
DRAWN BY: PIM
CHECKED BY: SJR
SJR PROJ.:
CAD: 25-05 SITE
SHT.
WS-1



MYSTIC WOODS
SUBDIVISION
OPEN SPACE

MYSTIC WOODS
SUBDIVISION
OPEN SPACE

BuB

BuB

BgB

BgB

Sn

BuB

WmC

WmC

BuB

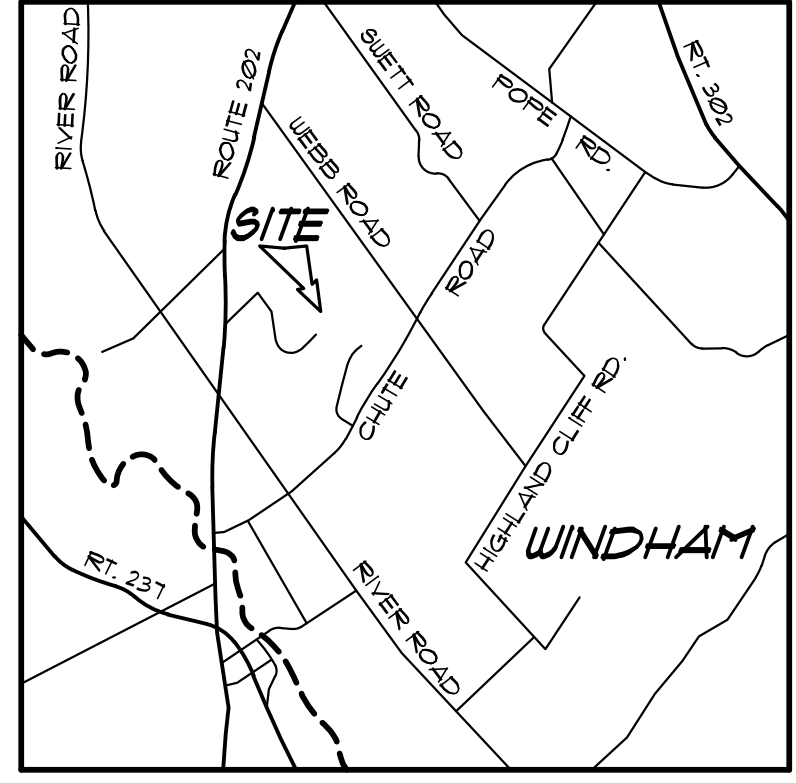
N/F
BRADLEY & SUZANNE
MARSTON
TM 6, L 32C
14156/284

NANCY
FREDETTE
TM 6, L 31C
40229/294

WOODS, SHEET
L+100', 0+6%

WOODS, SHEET
L+100', 0+6%

**EXISTING
WATERSHED 1**
TOTAL AREA = 21,300 sf
GREEN SPACE ('C' SOIL) = 4,920 sf
GREEN SPACE ('A' SOIL) = 16,380 sf



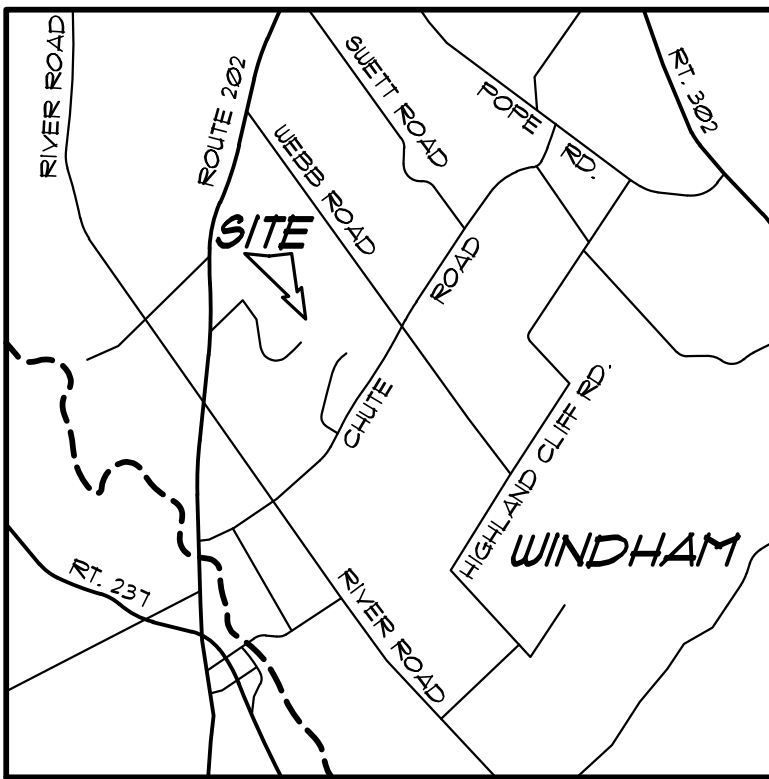
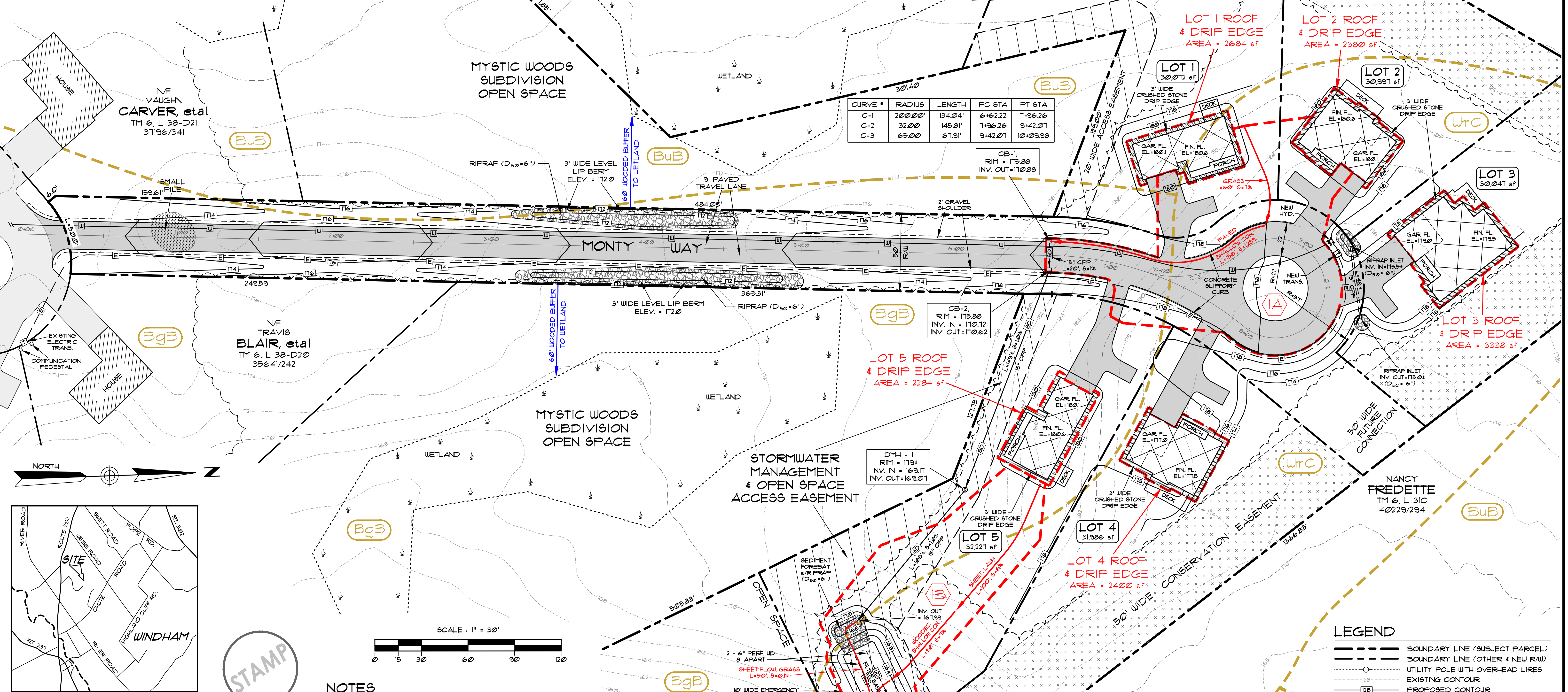
LOCATION MAP

- SOILS LEGEND**
- WmC WINDSOR LOAMY SAND, 0%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE A)
 - BgB NICHOLVILLE VERY FINE SANDY LOAM, 0%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE C)
 - BuB LAMONE SILT LOAM, 3%-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)
 - Sn SCANTIC SILT LOAM, 0%-3% SLOPES (HYDROGEOLOGIC SOILS TYPE D)



SOILS LEGEND

- WmC** WINDSOR LOAMY SAND, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE A)
- EgB** NICHOLVILLE VERY FINE SANDY LOAM, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE C)
- BuB** LAMONE SILT LOAM, 3%-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)
- Sn** SCANTIC SILT LOAM, 0%-3% SLOPES (HYDROGEOLOGIC SOILS TYPE D)

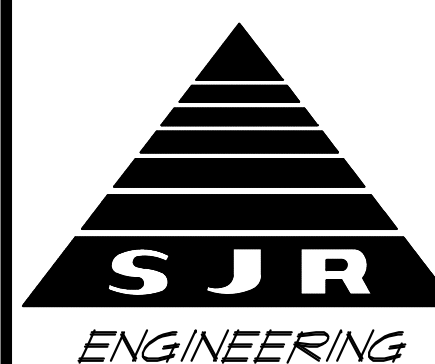


NOTES

- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 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.
- PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
- OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 4309, PAGE 343
TAX MAP 6, LOT 38-E02
- PARCEL AREA = 24.36 ACRES
- CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE AND ARE DATED 2022.
- 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'
- WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED BY MARK CENCI ASSOCIATES.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED UNDER DRAIN
- PROPOSED UNDER DRAIN
- PROPOSED UNDER DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 2025 TEST PIT BY MARK CENCI
- INSTALL EROSION CONTROL MAT
- INSTALL SILT FENCE



S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04253
TEL: (207) 242-6248 - steve@sjr-eng.com

PROPOSED CONDITION
WATERSHED PLAN
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

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

SCALE: AS NOTED
DATE: AUG. 31, 2025
DRAWN BY: PIM
CHECKED BY: SJR
SJR PROJ.:
CAD: 25-05 SITE
SHT. WS-2