

GENERAL NOTES:

- DEVELOPER: DANA LAMPRON, 129 WESTERLEA WAY, STANDISH, MAINE.
- OWNER: DANA LAMPRON, 129 WESTERLEA WAY, STANDISH, MAINE 04084. CUMBERLAND COUNTY REGISTRY OF DEEDS BK 69633, PG 118-120, DATED, OCTOBER 2, 2014.
- ENGINEER: PINKHAM AND GREER CIVIL ENGINEERS, PORTLAND, MAINE.
- BOUNDARY INFORMATION BY LEWIS AND WASINA, INC., GORHAM, MAINE 2. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A, UPDATED RESEARCH, AND FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN THE SPRING OF 2024.
- PLAN REFERENCES:
  - MYSTIC WOODS SUBDIVISION, PLANS 1 & 2, FOR DANA LAMPRON, BY PINKHAM & GREER CIVIL ENGINEERS, DATED THROUGH JANUARY 28, 2016, AND RECORDED IN THE CORD PLAN BOOK 216 PAGES 91 & 92.
  - VALLEY VIEW SUBDIVISION, PLANS 1 & 2, FOR SUSAN DUCHAMNE, LLC, BY PINKHAM & GREER CIVIL ENGINEERS, DATED THROUGH JULY 20, 2011, AND RECORDED IN THE CORD IN PLAN BOOK 213 PAGES 422 & 423.
  - MINOR SUBDIVISION PLAN OF LAMPRON SUBDIVISION BY SEBAGO TECHINCS, INC. DATED THROUGH MAY 2024, TO BE RECORDED UPON APPROVAL.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID18 IN U.S. SURVEY FEET. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 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.
- WETLAND AND SOIL INFORMATION PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE, MARK HAMPTON, CSS #216, LSE #263.
- SPACE AND BULK CRITERIA FOR EACH DISTRICT ARE AS FOLLOWS:

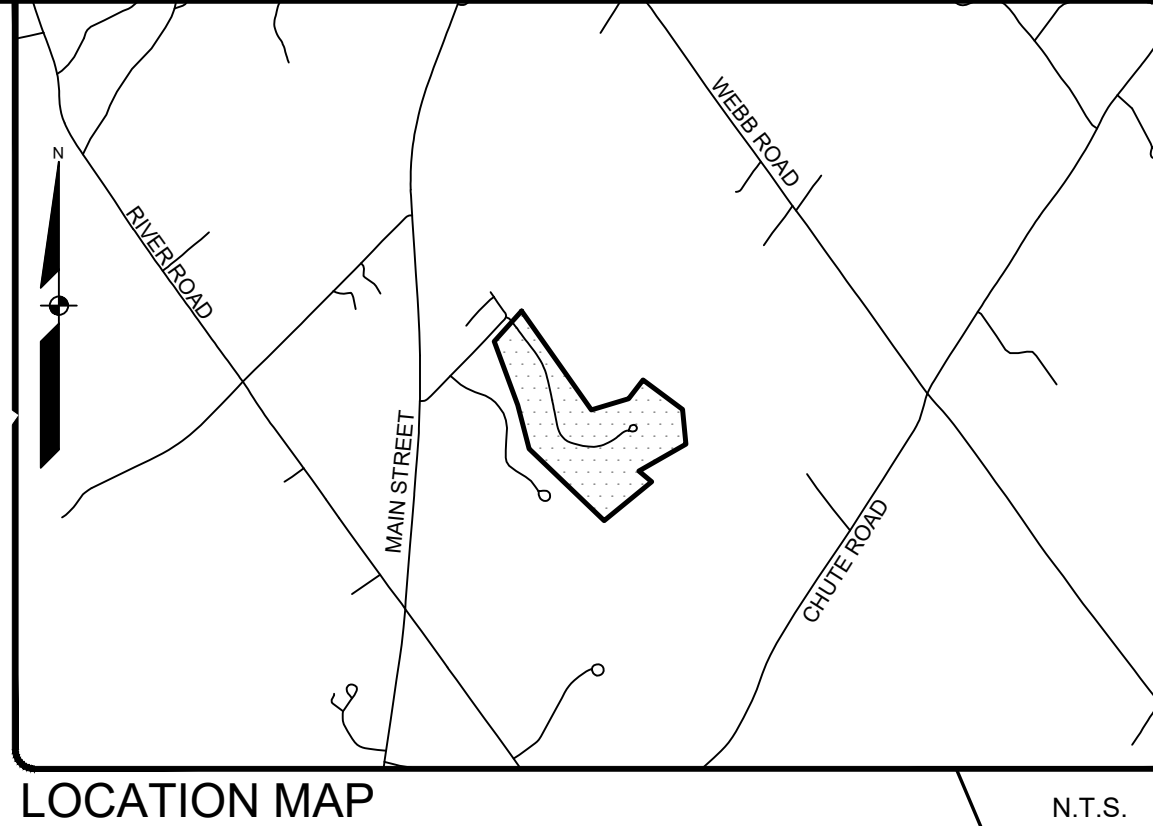
	FARM DISTRICT	MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE:	80,000 SF	20,000 SF
MINIMUM STREET FRONTAGE:	200 FEET	100 FEET
MINIMUM FRONT YARD:	40 FEET	30 FEET
MINIMUM SIDE YARD:	10 FEET	10 FEET
MINIMUM REAR YARD:	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE:	25%	20%

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON SHEET C0.2.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- OPEN SPACE IS INCLUDED IN THIS SUBDIVISION.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BEMP" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
- IRON RODS TO BE SET AT ALL CORNERS OF LOTS, GRANITE MONUMENTS TO BE SET AS SHOWN ON THESE PLANS BY THE DEVELOPER.
- STREET NAME: MEREDITH DRIVE.
- NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THESE PLANS ARE ALLOWED. LOT OWNERS WILL NEED TO OBTAIN AN NRPA PERMIT FOR ACTIVITIES WITHIN 75' OF A PROTECTED NATURAL RESOURCE.
- ALL DRIVEWAY ACCESS WILL BE FROM WITHIN THE SUBDIVISION.
- CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THESE PLANS IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL UNLESS A REVISED PLAN IS APPROVED BY THE BOARD.
- COMMON LAND OR OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DWELLING UNITS SHALL BE ALLOWED IN THESE AREAS. CONSTRUCTION AND IMPROVEMENTS IN THESE AREAS SHALL BE LIMITED TO STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATION OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
- THE APPLICANT IS RESPONSIBLE FOR SUBDIVISION INFRASTRUCTURE UNTIL IT IS TRANSFERRED TO EITHER THE HOMEOWNERS ASSOCIATION OR THE TOWN. THE ROADS MAY BE OFFERED FOR ACCEPTANCE BY THE TOWN COUNCIL AS TOWN STREETS AFTER A DETERMINATION BY THE TOWN THAT ALL APPLICABLE STREET CONSTRUCTION STANDARDS HAVE BEEN MET. THE UNDERDRAIN SOIL FILTERS MAY OR MAY NOT BE ACCEPTED BY THE TOWN.

- APPROVAL BY THE PLANNING BOARD 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.
- BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
  - A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR ENGINEER.
  - ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE AT LEAST 12" ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.
- THE FOUNDATION DRAINAGE SHALL NOT BE DISCHARGED TO THE ROAD.
- NO FURTHER SUBDIVISION OF LOTS SHALL OCCUR WITHOUT APPROVAL OF THE MAINE DEP AND TOWN OF WINDHAM.
- WHEREAS THIS SITE HAS A STORMWATER PERMIT ANY MODIFICATIONS TO THESE PLANS WILL NEED TO BE APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

NF  
DARRYL JON HAWKES  
400360238  
TM 6, LOT 30E-E02

NF  
BRADLEY L. & SUZANNE M.  
MARSTON  
44168094  
TM 6, LOT 32C



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°37'15" W	46.71'
L2	N 15°22'45" W	50.00'
L3	S 74°37'15" W	48.77'
L4	S 09°46'19" W	48.87'
L5	S 68°29'51" W	94.20'
L6	N 37°14'02" W	6.00'
L7	N 68°54'53" W	31.52'
L8	S 50°59'39" W	23.32'
L9	S 31°31'09" E	44.52'
L10	S 78°02'12" E	24.28'
L11	N 25°18'15" W	51.49'
L12	N 11°52'34" W	56.89'
L13	N 77°59'30" W	60.09'
L14	S 21°40'41" E	124.09'
L15	N 01°30'43" E	230.88'
L16	N 32°49'17" W	89.80'
L17	S 01°00'43" W	150.14'
L18	S 21°40'41" E	140.52'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	108.48'	675.00'	S 17°26'30" E	106.37'
C2	12.33'	675.00'	S 12°23'58" E	12.33'
C3	16.54'	225.00'	S 13°58'53" E	16.53'
C4	100.66'	225.00'	N 28°54'10" W	99.82'
C5	142.62'	225.00'	N 59°52'40" W	140.24'
C6	75.72'	375.00'	N 83°49'16" W	75.59'
C7	101.08'	375.00'	S 82°40'21" W	100.77'
C8	125.56'	375.00'	S 85°21'31" W	124.98'
C9	31.23'	375.00'	S 53°22'48" W	31.22'
C10	26.36'	25.00'	S 61°02'20" W	25.18'
C11	57.98'	60.00'	S 83°24'02" W	55.75'
C12	83.76'	60.00'	S 15°43'21" W	77.12'
C13	59.67'	60.00'	N 52°45'42" W	57.24'
C14	50.01'	80.00'	S 74°52'15" W	48.57'
C15	25.75'	318.61'	S 53°17'12" W	25.74'
C16	125.01'	321.91'	N 68°32'29" E	124.26'
C17	151.90'	175.00'	N 53°10'10" W	147.18'
C18	50.07'	278.32'	S 20°05'21" E	50.00'
C19	33.16'	116.18'	S 08°53'31" E	33.05'
C20	35.91'	66.18'	S 12°14'36" E	35.47'

LEGEND

DESCRIPTION	
PROPERTY LINE/R.O.W.	—
ABUTTER LINE/R.O.W.	- - -
DEED LINE/R.O.W.	- . - . -
EASEMENT	- - - - -
FLOODPLAIN	~~~~~
SETBACK	—
IRON PIPE/ROD MONUMENT	⊙
N / F	□
C1/L1	—
BUILDING	—
DECK/STEPS/ OVERHANG	—
CONIFEROUS TREE	⊙
EDGE OF WETLAND	—
WETLANDS	—
STREAM	—
EDGE OF PAVEMENT	—
EDGE GRAVEL	—
CURB LINE	—

AMENDMENT NOTE:

THIS PLAN AMENDS THE MYSTIC WOODS SUBDIVISION IN PLAN REFERENCE A. THE INTENT OF THIS PLAN IS TO SHOW THE EASEMENT ACROSS MYSTIC WOODS LOT 8, CONNECTING LAND OF ANITA LAMPRON TO MEREDITH DRIVE. THIS EASEMENT WAS RETAINED IN DEED BOOK 39336 PAGE 105.

APPROVAL-  
TOWN OF WINDHAM  
PLANNING BOARD

DATE

CHAIRPERSON

1ST AMENDED SUBDIVISION PLAN

OF:  
MYSTIC WOODS  
MEREDITH DRIVE  
WINDHAM, MAINE 04084  
FOR RECORD OWNER:  
ANITA LAMPRON  
125 OSSISPEE TRAIL EAST  
STANDISH, MAINE 04082

DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	05/28/24
SCALE	1" = 80'
PROJECT	13451

SHEET 1 OF 1

13451-MYSTIC WOODS SUB.Dwg. TAB:MWE