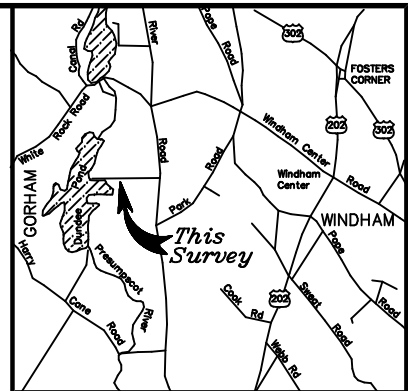


# LEGEND

- Iron Pipe or Pin Found
- Concrete Monument Found
- 5/8" Capped Rebar to be set
- ⊗ Hardwood Tree
- ⊗ Softwood Tree
- Stone Wall
- Utility Pole
- G— Underground Gas Line
- P— Overhead Power Line
- N/F Now or Formerly of
- (4181/242) CCRD Deed Reference

## PLAN REFERENCES

- "Standard Boundary Survey on River Road, Windham, Maine for Robert Cloutier" dated July 2001 by Wayne T. Wood & Co.
- "Plan Showing A Standard Boundary Survey for George Chamard Windham, Maine" dated Aug 24, 1988 by John A. Belding.
- "Dundee Acres" by Country Living Builders dated 9-10-63 revised 12-4-72 recorded in the Cumberland County Registry of Deeds in plan book 93 page 47.
- "Right of Way Map ~ State Aid Highway No. 2 ~ River Road, Cumberland County" DOT File No. 3-589 dated June 2013.



## VICINITY MAP

1"=1 mile ±

## NOTES

- Owner of record is Cynthia J. Croy by deed recorded in the Cumberland County Registry of Deeds in book 12,066 page 50.
- All bearings are referenced to Magnetic North as observed in November 2004 and calculated from angles of an actual on the ground survey.
- This property is shown as Lot 103 on Windham Tax Map 11A and is in the Farm Residential Zone.
- The entire site and/or subdivision shall be developed and/or maintained as depicted on the site and/or subdivision plan and in accordance with all accompanying written submittals and in accordance with any conditions attached by the Planning Board. Approval by the Town Planner shall be required for any minor alterations to or deviations from the approved site and/or subdivision plan, including, without limitation, topography, drainage, landscaping, retention of wooded or lawn areas, utilities, size, location and surfacing of parking areas and location and size of buildings.
- Failure to commence substantial construction of a subdivision or site plan within two (2) years of the date of the Planning Board approval of the plan, shall render the plan null and void.
- Houses within the subdivision shall be constructed with the provision for either of the following: (a) A positive foundation drain, whereby the footing elevations should be set as established by the builder, or, (b) 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.
- This property does not fall within any special flood hazard zone as defined by FEMA.
- The purpose of this amendment is to divide Lot 103 into Lots 103, 103-1 & 103-2.
- The sight distance for the existing driveway on River Road is in excess of 1000' in both directions.
- Lot 103-2 will require a drive way permit from the Publics Work Department.
- Lot 103-2 is to be served by public water from Cedar Lane and Lot 103-1 is to be served by a drilled well.
- Total wetland impact is estimated to be 2426 square feet.
- The clearing of trees is not allowed in areas where tree cover is depicted on the plan for a period of at least five (5) years from the date of the Planning Board approval.
- All development on these lots shall follow the guidelines for soil erosion and sedimentation control as set forth in the Maine DEP manual "Best Management Practices for Soil Erosion & Sediment Control" current edition.

## NET RESIDENTIAL ACERAGE CALCULATION

Total Lot Area	381,810 sq.ft.
Wetland Area	181,182 sq.ft.
Steep Slopes	0 sq.ft.
Resource Protection Zone	0 sq.ft.
Net Residential Acreage	200,628 sq.ft.



## Amended Lot 103 of Dundee Acres

On  
River Road  
Windham, Maine  
For  
Cynthia J. Croy  
796 River Road ~ Windham, ME 04062

WAYNE T. WOOD & CO.

Gray, Maine 04039	(207)657-3330
Drwn. By: WTW/KIW	Date
Scale: 1" = 50'	August 2018
Drwg. No. 1 of 1	Job No.
Bk.No. 84	24103



State of Maine, Cumberland ss.  
Registry of Deeds  
Received \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ m \_\_\_\_\_ and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Attest: \_\_\_\_\_  
Register

## WAIVERS GRANTED

Section 911 B.1(a)- Water Supply- Connection to public water supply for Lot 103-2 only.

Approved by the Town of  
Windham Planning Board:

Conditions: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

