

ARCEL AREA: DENTIAL AREA:	ACRES 10.29 7.59	SQ. FEE 448,601 330,629
M REQUIRED OPEN SPACE (50% GROSS):	5.15	224,301
PEN SPACE AREA PROVIDED:	5.22	226,534
M REQUIRED NET AREA IN OPEN SPACE:	3.79	165,315
A PROVIDED IN OPEN SPACE:	3.89	169,285

## PLAN REFERENCES

- 1. STANDARD BOUNDARY SURVEY ON RIVER ROAD AND DOLE ROAD WINDHAM, MAINE FOR MIKE VALENTE DATED OCTOBER 1996 BY WAYNE T. WOOD & CO.
- 2. PLAN OF LAND ON RIVER ROAD IN WINDHAM, MAINE FOR RECORD OWNER JERRY CABANA DATED JULY 2006 BY WAYNE T. WOOD & CO. AND RECORDED IN PLAN BOOK 208 PAGE 472 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3. COPY OF OLD PLAN WINDHAM, MAINE ILSLEY AND CUMMINGS PORTLAND MAINE REPRODUCED BY GEORGE SWASEY HALEY 12-9-35 AND RECORDED IN PLAN BOOK 24 PAGE 13 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 4. PARTIAL BOUNDARY SURVEY AND DIVISION PLAN LAND OF SARAH LEIGHTON AND RICHARD & NORMA BOULANGER DATED DEC. 2002 BY BH2M.
- 5. BOUNDARY SURVEY RIVER ROAD AND ALWEBER ROAD FOR KEITH JASON ELDER AND JAY P. HACKETT DATED JULY 2016 BY SURVEY, INC.

## **GENERAL NOTES**

- 1. OWNERS OF RECORD ARE KEITH JASON ELDER AND JAY P. HACKETT AS DESCRIBED IN A DEED DATED APRIL 12, 2016 AND RECORDED IN BOOK 33042 PAGE 344 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2. THE PARCEL IS SHOWN AS LOT 31 ON THE TOWN OF WINDHAM'S ASSESSOR'S MAP 3.
- 3. BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE 5. BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE COORDINATE SYSTEM.
- 4. ELEVATION CONTOURS SHOWN HEREON WERE OBTAINED FROM MAINE STATE OFFICE OF GIS. CULVERT INVERTS AND SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED BY ON-THE-GROUND SURVEY BY SURVEY, INC. IN 2016. ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.
- 5. STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFERS SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER THE ROAD AND LEVEL SPREADER IS CONSTRUCTED.
- 6. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD 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.
- 7. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOF DROP EDGE FILTER FOR STORMWATER TREATMENT.
- 8. LOTS 1, 2 AND 3 MUST UTILIZE PIONEER WAY FOR DRIVEWAY ACCESS. LOTS 4, 5 AND 6 MUST UTILIZE LIONEL WAY FOR DRIVEWAY ACCESS. NO LOTS SHALL HAVE DIRECT DRIVEWAY ACCESS FROM RIVER ROAD OR ALWEBER ROAD.
- 9. ALL DWELLINGS WITHIN THE SUBDIVISION SHALL INCLUDE SPRINKLER SYSTEMS.

### CONDITIONS OF SUBDIVISION APPROVAL

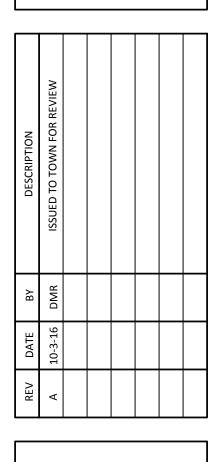
- 1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED , AS AMENDED AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, 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.
- 2. AN ACCESS EASEMENT FOR PUBLIC USE OF THE OPEN SPACE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

# WAIVERS GRANTED

CHAIRPERSON

- 1. 911.A.3.A.1 STREET LINE MONUMENTATION, PERFORMANCE STANDARD
- 2. 911.K.3.F CLUSTER SUBDIVISION PUBLIC STREET STANDARD, PERFORMANCE STANDARD 3. 911.J.6 - STORMWATER FLOODING STANDARD, PERFORMANCE STANDARD

APPROVED -	WINDHAM	PLANNING	BOARD:



SUBDIVISION PLAN	ALWEBER ROAD PROPERTY WINDHAM, MAINE
SUBI	ALWEB WINDH

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10-3-2016 DATE:

SHEET 3 OF 6

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