



### STOPPING SIGHT DISTANCE

LOT #	LOOKING LEFT (305' MIN.)	RIGHT (305' MIN.)
LOT 1:	350+	350+
LOT 2:	350+	350+
LOT 3:	350+	350+
LOT 4:	350+	350+
LOT 5:	350+	350+
LOT 6:	350+	350+
LOT 7:	350+	350+
LOT 8:	350+	350+
LOT 9:	350+	350+
LOT 10:	350+	350+
LOT 11:	350+	350+
LOT 12:	350+	350+

### GENERAL NOTES

1. THE RECORD OWNER AND APPLICANT IS SHORELAND DEVELOPMENT, LLC WHOSE ADDRESS IS PO BOX 1052, PORTLAND, ME 04104.
2. THE PROPERTY IS LOCATED AT THE INTERSECTION OF CHUTE AND SWETT ROADS IN WINDHAM, MAINE. IT IS DESCRIBED AS LOTS 63 & 63a ON TOWN OF WINDHAM ASSESSOR'S TAX MAP 6.
3. THE PURPOSE OF THIS PLAN SET IS TO PERMIT FINAL SUBDIVISION APPROVAL FOR PHASE 2 OF MAJESTIC WOODS SUBDIVISION, INCLUDING LOTS 1-5, LOTS 6-12 PREVIOUSLY RECEIVED FINAL SUBDIVISION APPROVAL (SEE MAP REFERENCE 1).
4. TOTAL AREA OF PARCEL: 64 AC. +/-
5. SPACE AND BULK INFORMATION FOR FARM DISTRICT (F):

MIN. LOT AREA:	80,000 S.F.
MIN. STREET FRONTAGE:	200 FT.
MIN. FRONT SETBACK:	40 FT.
MIN. SIDE SETBACK:	10 FT (EXISTING)
MIN. REAR SETBACK:	10 FT
MAX. BUILDING COVERAGE:	25%
MAX. BUILDING HEIGHT:	35 FT.
6. OUTER BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY SCOT A. McDONALD, PLS OF SGC ENGINEERING, LLC.
7. SITE ENGINEERING PROVIDED BY MICHAEL E. TADEMA-WIELANDT, P.E. #10567 OF TERRADYN CONSULTANTS, LLC WHOSE ADDRESS IS PO BOX 339, NEW GLOUCESTER, MAINE.
8. INTERIOR BOUNDARY CONDITIONS PREPARED BY TERRADYN CONSULTANTS, LLC AND VERIFIED BY RICHARD W. EATON, P.L.S. #2075 OF R.W. EATON ASSOCIATES, INC. WHOSE ADDRESS IS 58 PLEASANT STREET, WESTBROOK, ME 04092.
9. ACCESS TO LOTS 10 AND 11 SHALL BE RESTRICTED TO A SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE TOWN OF WINDHAM'S PRIVATE MINOR STREET STANDARDS AND MAINTAINED BY THE LOT OWNERS.
10. WOODED BUFFER AREAS SHALL BE MARKED IN THE FIELD, PRIOR TO CONSTRUCTION TO ENSURE NO DISTURBANCES DURING CONSTRUCTION. FURTHERMORE, THE BUFFER BOUNDARIES SHALL BE PERMANENTLY MARKED WITH IRON PINS, POST-CONSTRUCTION.

11. ACCESS TO LOTS 7 AND 8 SHALL BE RESTRICTED TO A SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE TOWN OF WINDHAM'S PRIVATE MINOR STREET STANDARDS, INCLUDING ASSOCIATED HAMMERHEAD TURNAROUND. THE SHARED DRIVEWAY IS TO BE LOCATED WITHIN A 60-FOOT WIDE EASEMENT TO BE GRANTED TO THE TOWN OF WINDHAM AND USED FOR PUBLIC ACCESS TO CHUTE CEMETERY BY FOOT AND VEHICLE, INCLUDING PARKING. SEE QUITCLAIM DEED WITH COVENANT, BETWEEN DEVELOPER/LANDOWNER AND TOWN OF WINDHAM FOR MORE INFORMATION.
  12. EACH DRIVEWAY CURB CUT SHALL BE REVIEWED BY THE TOWN OF WINDHAM PRIOR TO THE START OF CONSTRUCTION.
  13. LANDSCAPING FOR EACH LOT SHALL CONSIST OF A MINIMUM OF TWO STREET TREES IN THE FRONT OF THE PROPERTY. STREET TREES SHALL BE PLANTED ON PRIVATE PROPERTY, WITHIN 50 FEET OF THE EXISTING EDGE OF THE PUBLIC STREET. ADDITIONAL LANDSCAPING WILL BE ALLOWED AND WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
  14. A PER LOT MAXIMUM OF 1,800 S.F. OF BUILDING AREA AND 5,500 S.F. OF LAWN AREA HAS BEEN ASSUMED TO CONTRIBUTE FLOW TO THE INDIVIDUAL BUFFERS. IF THESE VALUES ARE EXCEEDED ON ANY LOT, AN AMENDMENT TO THE SUBDIVISION PLAN APPROVAL IS REQUIRED.
- CONDITIONS OF APPROVAL:**
1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE INFORMATION AND PLANS CONTAINED IN THE APPLICATION DATED AUGUST, 2015, 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, INFORMATION 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. ALL NEW HOMES IN THE SUBDIVISION SHALL HAVE RESIDENTIAL SPRINKLER SYSTEMS THAT MEET NFPA STANDARDS.
  3. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 1-5 UNTIL SWETT ROAD IS RECONSTRUCTED TO BASE GRAVELS, PER THE CROSS-SECTION ON SHEET 1 OF 2. PAVING OF SWETT ROAD WILL BE THE RESPONSIBILITY OF THE TOWN.
  4. THE EASEMENT DEEDS FOR LOTS 7 AND 8, AND LOTS 10 AND 11 MUST BE RECORDED AT THE REGISTRY WITH THE PROPERTY DEEDS, PRIOR TO ISSUANCE OF THE BUILDING PERMITS FOR THESE LOTS. THE EASEMENT DEED FOR ACCESS TO THE CEMETERY MUST BE APPROVED BY THE TOWN PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 7 AND 8.

### MAP REFERENCES:

1. A PLAN ENTITLED "AMENDED SUBDIVISION PLAN, MAJESTIC WOODS SUBDIVISION, PHASE 1, CHUTE AND SWETT ROADS, WINDHAM, MAINE," PREPARED FOR SHORELAND DEVELOPMENT LLC LAST REVISED 12-01-14, PREPARED BY TERRADYN CONSULTANTS, LLC, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215, PAGE 362.
2. A PLAN ENTITLED "SUBDIVISION PLAN, MAJESTIC WOODS SUBDIVISION, PHASE 1, CHUTE AND SWETT ROADS, WINDHAM, MAINE," PREPARED FOR CUSTOM BUILT HOMES OF MAINE I, LLC, LAST REVISED 01-13-14, PREPARED BY TERRADYN CONSULTANTS, LLC, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 129.
3. A PLAN ENTITLED "SUBDIVISION PLAN, CLUSTER LAYOUT, CHUTE ROAD, NORTH SUBDIVISION" FOR SHORELAND DEVELOPMENT, LLC, LAST REVISED 04-02-07, PREPARED BY SGC ENGINEERING, LLC.
4. TOWN OF WINDHAM PROPRIETORS PLAN.
5. A PLAN ENTITLED "PLAN FOR THOMAS M. WATERS, JR., 88 POPE ROAD, WINDHAM, ME 04062, STANDARD BOUNDARY SURVEY AND LOT SPLIT OF LANDS LOCATED ON POPE ROAD, TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE," DATED JULY 2, 1997, WITH REVISION DATED SEPTEMBER 25, 1997, PREPARED BY LEWIS & WASINA, INC., RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197, PAGE 527.
6. A PLAN ENTITLED "SUBDIVIDED LAND OF JAMES ELDER," DATED OCTOBER 1, 1986, PREPARED BY P.D. SPILLER, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 159, PAGE 58.

### APPROVAL- TOWN OF WINDHAM PLANNING BOARD

APPROVED SEPTEMBER 28, 2015  
DATE

CHAIRPERSON

Richard M. ...

### NET RESIDENTIAL DENSITY ESTIMATE

TOTAL ACREAGE	82.29	AC
WETLANDS	13.55	AC
PROPOSED ROAD ROW	0.00	AC
SLOPES > 25%	6.90	AC
100-YR FLOOD ZONE NOT COVERED BY WETLANDS OR STEEP SLOPES	3.65	AC
NET RESIDENTIAL ACREAGE	58.19	AC
ALLOWABLE LOTS AT 80,000 Sq.Ft. PER LOT	31	LOTS

### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EDGE OF WATER
- EXISTING TREE LINE
- CHAIN LINK FENCE
- BARB WIRE FENCE
- STOCKADE FENCE
- STONE WALL
- STREAM
- SOIL BOUNDARY
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING BUILDING
- WETLAND AREA
- SLOPES <25%

### GRAPHIC SCALE



STATE OF MAINE  
COUNTY SS REGISTRY OF DEEDS  
RECEIVED 20  
AT h m M AND RECORDED IN  
PLAN BOOK PAGE  
ATTEST REGISTER

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**TERRADYN**  
CONSULTANTS, LLC

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

REVISIONS	DATE	NO.	BY
REVISED PER STAFF REVIEW COMMENTS	09-22-15	3	MTW
REVISED PER STAFF REVIEW COMMENTS	09-11-15	2	MTW
SUBMITTED TO TOWN OF WINDHAM FOR PHASE 2 FINAL SUBDIVISION APPROVAL	08-24-15	1	MTW

**AMENDED SUBDIVISION PLAN**  
**MAJESTIC WOODS SUBDIVISION**  
**CHUTE AND SWETT ROADS, WINDHAM, MAINE**  
**PHASE 2**

RECORD OWNER  
**SHORELAND DEVELOPMENT LLC**  
220 CONGRESS STREET  
PORTLAND, MAINE 04102

JOB NO. 1544  
DATE 08-03-15  
SCALE 1"=100'

SHEET 2 OF 4