

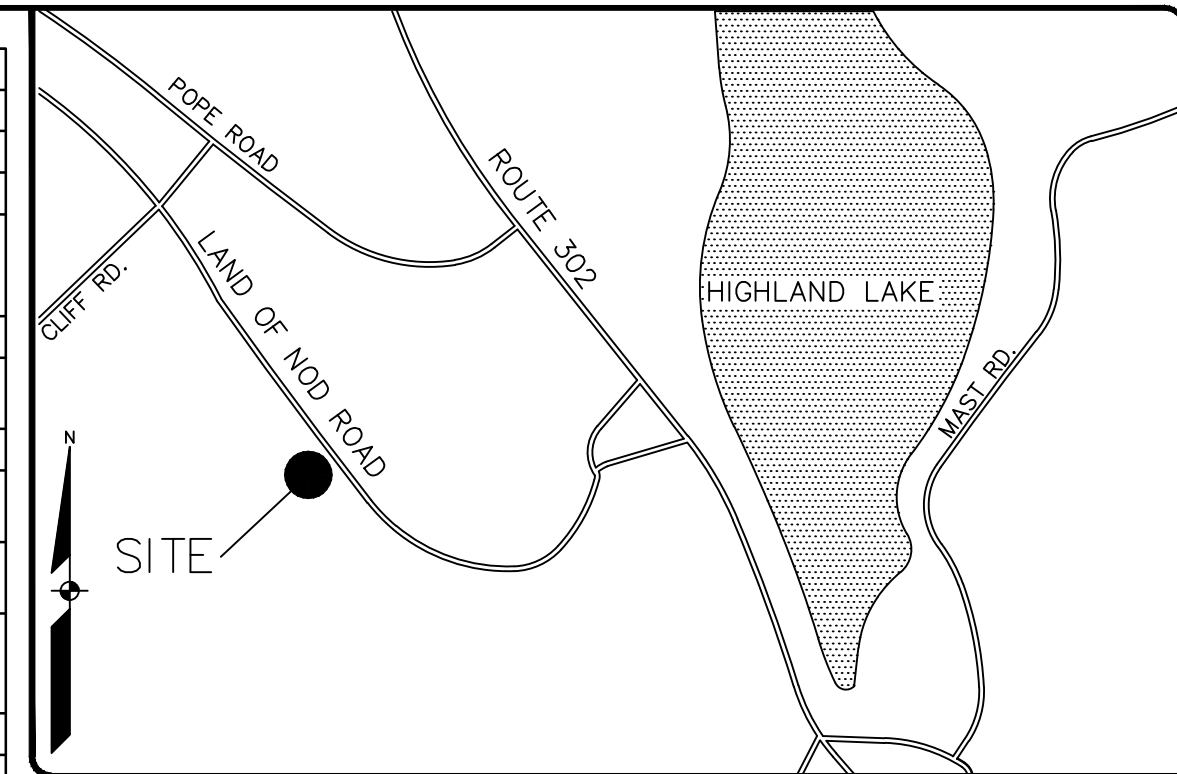




LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.	ABUTTER LINE/R.O.W.
BUILDING	BUILDING
EDGE PAVEMENT	EDGE PAVEMENT
CONTOURS	CONTOURS
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
EDGE OF WATER	EDGE OF WATER
VERNAL POOL	VERNAL POOL
TEST PIT	TEST PIT
SLOPES OVER 25%	SLOPES OVER 25%
BUILDING WINDOW	BUILDING WINDOW
OPEN SPACE	OPEN SPACE

NET RESIDENTIAL AREA CALCULATIONS		ACRES
GROSS LOT AREA:		62.55
1	Acreage which is used for public or private rights-of-way.	3.11
2	Portions of the parcel containing slopes over twenty-five percent (25%).	1.93
3	Portions of the parcel shown to be within the one-hundred (100) year flood plain and floodway as designated by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Maps for the Town of Windham, Maine	0
4	Portions of the parcel located in the Resource Protection District.	0
5	Portions of the parcel which are unsuitable for development in their natural state due to drainage or subsol conditions, including but not limited to:	0
5(A)	A water table at or near the surface for all or part of the year.	16.52
5(B)	Soils identified as, "Very Poorly Drained," by the U.S. Department of Agriculture's (USDA), "Soil Survey for Cumberland County, Maine," however,	0
5(B)(1)	A property owner may conduct a soil survey of appropriate class for the development to refute the classification of the, "Soil Survey for Cumberland County, Maine,"	0
5(B)(1)(i)	i. The Code Enforcement Officer shall make a final determination based upon the results of the soil survey, and any other applicable information supplied by the property owner.	0
6	Portions of the parcel covered by surface waterbodies.	0.02
7	Boundaries of areas on the parcel containing significant wildlife habitat, as determined by the applicant in consultation with the Maine Department of Inland Fisheries and Wildlife.	0
8	Boundaries of areas on the parcel containing endangered botanical resources, as determined by the applicant in consultation with the Maine Department of Conservation.	0
NET RESIDENTIAL AREA:		40.97
60000	SF. PER CLUSTER SUBDIVISION LOT	29.74
	20% OPEN SPACE BONUS:	35.69
Total Open Space Area: (= 54.2% of total Lot Area)		33.89
Net Residential Open Space Area: (= 50.9% of net res area)		20.85



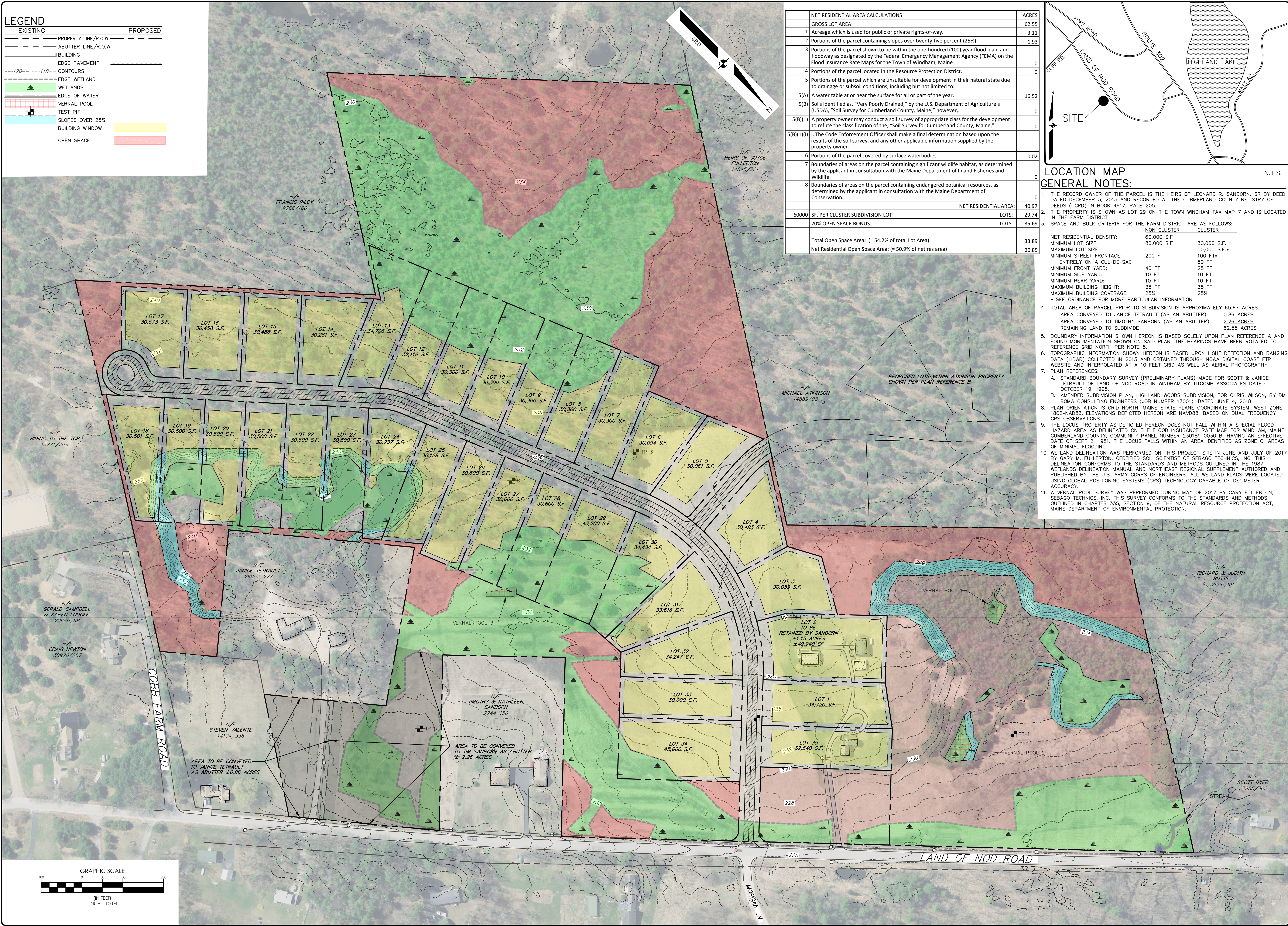
## LOCATION MAP

### GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE HEIRS OF LEONARD R. SANBORN, SR BY DEED DATED DECEMBER 3, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 4817, PAGE 205.
- THE PROPERTY IS SHOWN AS LOT 29 ON THE TOWN WINDHAM TAX MAP 7 AND IS LOCATED IN THE FARM DISTRICT.
- SPACE AND BULK CRITERIA FOR THE FARM DISTRICT ARE AS FOLLOWS:

	NON-CLUSTER	CLUSTER
NET RESIDENTIAL DENSITY:	60,000 S.F.	30,000 S.F.
MINIMUM LOT SIZE:	60,000 S.F.	30,000 S.F.
MAXIMUM LOT SIZE:	100 FT	50 FT
MINIMUM STREET FRONTAGE:	200 FT	100 FT
ENTIRELY ON A CUL-DE-SAC	40 FT	25 FT
MINIMUM FRONT YARD:	10 FT	10 FT
MINIMUM SIDE YARD:	10 FT	10 FT
MINIMUM REAR YARD:	10 FT	10 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT
MAXIMUM BUILDING COVERAGE:	25%	25%

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL PRIOR TO SUBDIVISION IS APPROXIMATELY 65.67 ACRES. AREA CONVEYED TO JANICE TETRAULT (AS AN ABUTTER) 0.86 ACRES AREA CONVEYED TO TIMOTHY SANBORN (AS AN ABUTTER) 2.26 ACRES REMAINING LAND TO SUBDIVIDE 62.55 ACRES
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION SHOWN ON SAID PLAN. THE BEARINGS HAVE BEEN ROTATED TO REFERENCE GRID NORTH PER NOTE 8.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON LIGHT DETECTION AND RANGING DATA (LIDAR) COLLECTED IN 2013 AND OBTAINED THROUGH NOAA DIGITAL COAST FTP WEBSITE AND INTERPOLATED AT A 10 FEET GRID AS WELL AS AERIAL PHOTOGRAPHY.
- PLAN REFERENCES:
  - STANDARD BOUNDARY SURVEY (PRELIMINARY PLANS) MADE FOR SCOTT & JANICE TETRAULT OF LAND OF NOD ROAD IN WINDHAM BY TITCOMB ASSOCIATES DATED OCTOBER 19, 1996.
  - AMENDED SUBDIVISION PLAN, HIGHLAND WOODS SUBDIVISION, FOR CHRIS WILSON, BY DM ROMA CONSULTING ENGINEERS (JOB NUMBER 17001), DATED JUNE 4, 2018.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230189 00330 B, HAVING AN EFFECTIVE DATE OF SEPT 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JUNE AND JULY OF 2017 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHINCS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- A VERNAL POOL SURVEY WAS PERFORMED DURING MAY OF 2017 BY GARY FULLERTON, SEBAGO TECHINCS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.



PROGRESS PRINT

NOT FOR CONSTRUCTION

DRAWN		CHECKED	
MWE		JRS	
C MWE	8/6/18	RELEASED FOR REVIEW	RESEARCH UPDATE
B MWE	7/18/18	REVISED BASED UPON FIELD WORK	RESEARCH UPDATE
A MWE	5/18/18	RELEASED FOR CLIENT REVIEW	RESEARCH UPDATE
REV: BY:	DATE:	STATUS:	ANY ALTERATIONS TO THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS

WWW.SEBAGOTECHINCS.COM

75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

CLUSTER SUBDIVISION

OF:

LAND OF NOD ROAD PROPERTY

WINDHAM, MAINE

FOR:

GRONDIS CORPORATION

39 BELANGER ROAD  
WINDHAM, MAINE 04062

PROJECT NO. 16236

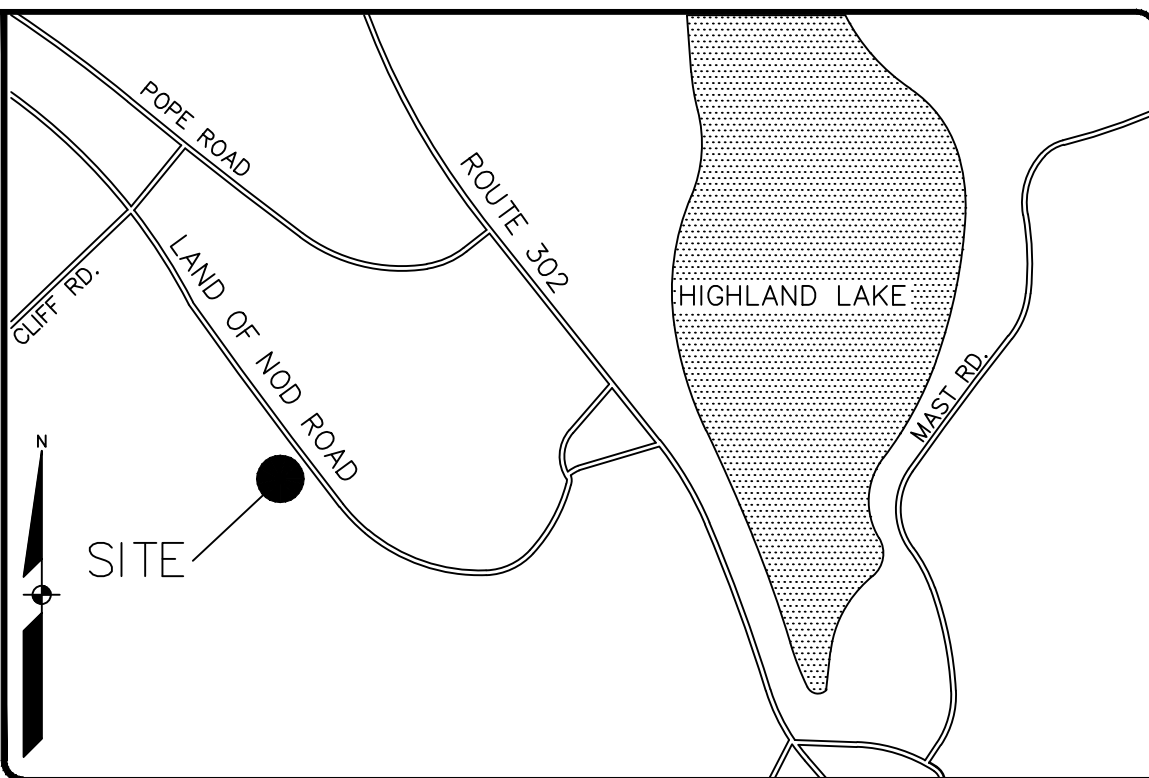
SCALE 1" = 100'

SHEET 1 OF 1



GRAPHIC SCALE

(IN FEET)  
1 INCH = 100 FT.



N.T.S.

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\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION

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- |  |             |
|--|-------------|
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| AREA CONVEYED TO TIMOTHY SARBORN (AS AN ABUTTER) | 2.26 ACRES  |
| AREA RETAINED BY SARBORN                         | 1.85 ACRES  |
| REMAINING LAND TO SUBDIVIDE                      | 60.70 ACRES |
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3. A VERNAL POOL SURVEY WAS PERFORMED DURING MAY OF 2017 BY GARY FULLERTON, SEBAGO TECHNIQS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN SEBAGO TECHNIQS' VERNAL POOL SURVEYING MANUAL. THE SURVEY WAS FOR THE PURPOSE OF A WETLANDS DELINEATION FOR RURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

MATTHEW W. EK, PLS2117

									DRAWN	CHECKED
									MWE	JRS
A	TSL	8/3/18	RELEASED FOR CLIENT REVIEW	REV BY:	DATE:	STATUS:				
										THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
T E C H N I C S

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Tel. 207-200-2100

CONVENTIONAL SUBDIVISION  
 OF:  
 LAND OF NOD ROAD PROPERTY  
 120 LAND OF NOD ROAD  
 WINDHAM, MAINE  
 FOR:  
 GRONDIN CORPORATION  
 39 BELANGER ROAD  
 WINDHAM, MAINE 04062

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