



September 10, 2018
18390

Amanda Lessard, Planner
Town of Windham
8 School Road
Windham, ME 04062

Amended Subdivision Application, Lots 5 & 6, Washington View Farms
Tax Map 11, Lots 43-5 & 43-6, Terry L. Saunders & Kathleen A. Saunders

Dear Amanda:

On behalf of the Saunders, please accept this application and plan as submission for Amended Subdivision Review by the Town of Windham Planning Board. The Saunders propose to execute an equal area land swap between abutting lots, as shown on the attached "2nd Amended Subdivision Plan of Washington View Farms". The original subdivision was created and approved by the Planning Board on July 23, 1990 by way of a "Final Subdivision Plan of Washington View Farms," of which a reduced copy is attached.

The Saunders propose to swap a 1.1-acre portion of Lot 6, shown as "Parcel A" on the 2nd amended subdivision plan, with a 1.1-acre portion of Lot 5, shown as "Parcel B". As such, "Parcel A" would become a part of Lot 5, and "Parcel B" would become a part of Lot 6. The redefined Lots 5 and 6 will conform with the current Town of Windham minimum lot size and will not increase any existing non-conformities with regard to setbacks or minimum road frontage.

We look forward to discussing this project in more detail with the Planning Board at their next regularly scheduled meeting. Upon your review of the enclosed submission, please contact me if you have any questions or need additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Jimmy C. Courbron".

Jimmy C. Courbron, PLS
Project Surveyor

JCC/llg
Enc.

cc: Terry L. & Kathleen A. Saunders

Project Name: 2nd Amended Subdivision Application

Tax Map: 11 **Lot:** 43-5 & 43-6

Number of lots/dwelling units: 1 **Estimated road length:**
N/A

Is the total disturbance proposed > 1 acre? ☐ Yes ☒ No

Contact Information

1. Applicant

Name: Terry Saunders and Kathleen Saunders

Mailing Address: 76 Park Road, Windham, ME 04062

Telephone: 1 (207) 893-5544 **Fax:** _____ **E-mail:** tlscloses@aol.com

2. Record owner of property

☒ (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **Email:** _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)



Name: Jimmy C. Courbron, PLS

Company Name: Sebago Technics, Inc.

Mailing Address: 75 John Roberts Road, Suite 4A, South Portland, ME 04106

Telephone: 1 (207) 200-2084 **Fax:** _____ **E-mail:** jcourbron@sebagotechnics.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.


Signature _____ Date 9/5/2018


9/5/2018

Final Plan - Minor Subdivision: Submission Requirements

A. Mandatory Written Information		Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property		
2	Evidence of payment of the application and escrow fees		
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey		
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)		
5	Description of how solid waste generated at the site is to be collected and disposed of.		
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site		
7	Copies of existing or proposed deed restrictions or covenants.		
8	Copies of existing or proposed easements over the property		
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road		
10	Financial Capacity. Estimated costs of development, and itemization of major costs		
	i. Estimated costs of development, and itemization of major costs		
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency		
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development		
	c. Bank statement showing availability of funds if personally financing development		
	d. Cash equity commitment		
	e. Financial plan for remaining financing		
	f. Letter from financial institution indicating an intention to finance		
	iii. If a corporation, Certificate of Good Standing from the Secretary of State		
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.		
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.		
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)		

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale		
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed		
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.		
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design		
5	Location map showing the subdivision within the municipality		
6	Vicinity plan showing the area within 250 feet, to include:		
	i. approximate location of all property lines and acreage of parcels		
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints		
	iii. location and designations of any public spaces		
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.		
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years		
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use		
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department		
10	Location of all monuments as required by ordinance		
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.		
12	Location of all yard setback lines.		
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.		
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.		
15	Written offers of cessation to the Town of all public open space shown on the plan.		
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.		
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map		

C. Submission information for which a waiver may be granted.		Applicant	Staff
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require		
2	Description of how stumps and demolition debris will be disposed of		
3	A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.		
4	A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).		
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.		
6	Show location of driveways		
Electronic Submission			

Table of Contents

Amended Subdivision & Application and Cover Letter/Narrative

EXHIBIT 1 Current Deeds

EXHIBIT 2 Proposed Descriptions

EXHIBIT 3 Copy of Check

EXHIBIT 4 Original Recorded Subdivision Plat (reduced size)

Full size copies of *2nd Amended Subdivision Plan of Washington View Farms* are available upon request.

61232

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT TERRY L. SAUNDERS and KATHLEEN A. SAUNDERS, of Gorham, County of Cumberland, State of Maine, and NORMAND BERUBE BUILDERS, INC., a Maine corporation with its principal place of business in Saco, County of York, State of Maine,

for consideration paid,

grant to TERRY L. SAUNDERS and KATHLEEN A. SAUNDERS, of Gorham, County of Cumberland and State of Maine whose mailing address is 52 Valleyview Drive, Gorham, ME 04038, with warranty covenants, as joint tenants, the land in Windham, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, located on the northwesterly side of Park Road, in the Town of Windham, County of Cumberland and State of Maine, depicted as LOT NO. 5 on survey plan entitled "Final Subdivision Plan of Washington View Farms" (hereinafter "Plan") made for John and Patricia Meyer by Sebago Technics, Inc., 841 Spring Street, Westbrook, ME 04092, recorded in the Cumberland County Registry of Deeds in Plan Book 186, Page 41, more particular bounded and described as follows:

BEGINNING at a #5 rebar set on the northwesterly sideline of said Park Road at the most easterly corner of land now or formerly of Morton McMichael;

THENCE North 31° 56' 54" West along said land of McMichael a distance of 662.07 feet to a #5 rebar set;

THENCE North 87° 21' 27" West along said land of McMichael a distance of 541.93 feet to a #5 rebar set;

THENCE North 78° 41' 34" West along said land of McMichael a distance of 229.24 feet to a #5 rebar set;

THENCE North 14° 49' 26" East along said land of McMichael a distance of 30 feet to a 40 inch diameter white oak;

THENCE North 71° 43' 34" West along said land of McMichael a distance of 121.26 feet to a 1½ inch diameter iron pipe at land now or formerly of James Pringle;

THENCE North 15° 10' 10" East along said land of Pringle a distance of 583.51 feet to a #5 rebar set at the most southwesterly corner of Lot No. 4 as shown on said plan;

THENCE South 72° 32' 55" East along said Lot No. 4 and Lot No. 3 as shown on said plan a distance of 626.65 feet to a #5 rebar set at the most northwesterly corner of Lot No. 6 as shown on said plan;

THENCE South 18° 49' 10" East along said Lot No. 6 a distance of 513.18 feet to a #5 rebar set;

THENCE South 31° 56' 54" East along said Lot No. 6 a distance of 653.67 feet to a #5 rebar set on the northwesterly sideline of said Park Road;

THENCE South 48° 30' 52" West along said northwesterly sideline of said Park Road a distance of 50.70 feet to the point of beginning.

MEANING AND INTENDING to describe a parcel of land containing 10.85 acres as depicted on said plan.

Being the same premises conveyed to Terry L. Saunders,

Kathleen A. Saunders and Normand Berube Builders, Inc., by warranty deed of Terry L. Saunders and Kathleen A. Saunders, dated August 6, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12661, Page 121.

The conveyance of Lot No. 5 is made subject to the following covenants and restrictions which shall run with the land:

1. Only one single family dwelling shall be constructed and maintained. Such dwelling shall have a minimum living area of 1,800 square feet, shall be constructed of accepted, standard construction materials and shall meet all applicable Federal, State and Town building ordinances and codes. A barn, garage or other storage building(s) for personal use are permissible. All chimneys and/or fireplaces shall be constructed of brick or fieldstone and no cinder block chimneys shall be allowed on the exterior of any structures. All structures constructed shall be completed within one (1) year, including finished lawns and grading.

2. No building or part of a building, excepting steps and walks, shall be erected or placed on said lot nearer than 700 feet to the street boundary line, nearer than 25 feet to either sideline or nearer than 100 feet to the rear boundary line.

3. No trailers, tents, mobile homes or other forms of mobile structures shall be allowed as a residence.

4. All boats, snow machines, tractors, campers, camp trailers, RV type vehicles and the like, as well as all unlicensed cars and trucks shall be housed within a building or out of sight from the road.

5. No living trees or shrubs larger than one-half inch in diameter at the base and growing within 25 feet of the side, front and rear boundary lines shall be cut, trimmed or altered, except as necessary for driveway access as noted herein. Diseased trees may be removed regardless of size or location.

6. No commercial or industrial businesses shall be conducted or operated on the premises. This shall not prevent a person from maintaining a home office if engaged in business or profession, and transacting such business as would ordinarily be done from a residential office.

This conveyance is made further subject to restrictions cited on said plan including, as follows:

7. The lot shall remain a single lot and not be further subdivided.

8. The lot shall be serviced by available electric and telephone utilities. All utility service extensions shall be laid underground (at the expense of Grantee(s)).

9. The lot shall be serviced by public water supply and by an individual on-site septic disposal field. Said system shall meet setback dimensions of 300 and 550 feet for 3 and 4 bedroom dwellings, respectively, from any down gradient external subdivision boundaries and/or down gradient wells, per hydrological assessment by Sevee Maher engineers, dated 5/23/90.)

10. The lot is conveyed subject to and with the benefit of a 50' x 50' common access easement over a portion of Lot No. 5 and Lot No. 6 as shown on said plan, said easement extending from Park Road 50 feet into said lots and 25 feet along both sides of the common boundary line between said lots as shown on said plan.

All of the foregoing covenants and restrictions shall be considered to be independent and separate. In the event that any one or more shall be held to be invalid and unenforceable, all of the remainder shall, nevertheless, remain in full force and

effect. Such covenants and restrictions shall be enforceable by the John H. Meyer or by the owner of any lot in said subdivision, but John H. Meyer shall be under no obligation to enforce same.

The purpose of this deed is to ^{release} ~~include~~ the builder as an owner ^{since} ~~during~~ the construction phase is now complete.

IN WITNESS WHEREOF, We, the said TERRY L. SAUNDERS and KATHLEEN A. SAUNDERS, have hereunto set our hands and seals, and NORMAND BERUBE BUILDERS, INC. has caused this instrument to be signed and sealed in its corporate name and behalf by Susan M. Berube its Vice President thereunto duly authorized, all this 11th day of October, 1996.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Sandra G. Fortiguerra

Terry L. Saunders

Terry L. Saunders

L. Berub

Kathleen A. Saunders

Kathleen A. Saunders

NORMAND BERUBE BUILDERS, INC.

BY:

Susan M. Berube, its
Vice President

STATE OF MAINE
YORK, ss.

October 11, 1996

Then personally appeared the above named TERRY L. SAUNDERS and KATHLEEN A. SAUNDERS and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sandra G. Fortiguerra
Notary Public/Attorney-at-Law

PRINT NAME: SANDRA L. FORTIGUERRA
My Commission Expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 12, 2001

STATE OF MAINE
YORK, ss.

October 11, 1996

Then personally appeared the above named Susan M. Berube, the Vice President of NORMAND BERUBE BUILDERS, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said NORMAND BERUBE BUILDERS, INC.

Before me,

Sandra G. Fortiguerra
Notary Public/Attorney-at-Law

PRINT NAME: SANDRA L. FORTIGUERRA
My Commission Expires: NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 12, 2001

Return to: M/M Terry Saunders
76 Park Road
Wintham, ME 04062

RECEIVED
RECORDED REGISTRY OF DEEDS

95 OCT 16 AM 9:21

CUMBERLAND COUNTY

John B. O'Brien

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

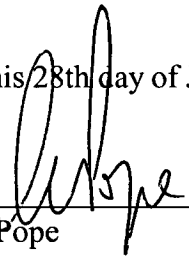
KNOW ALL MEN BY THESE PRESENTS THAT We, **Christopher F. Pope and Katherine J. Pope f/k/a Katherine Stoddard**, of 19 Sturdivant Road, Cumberland Foreside, County of Cumberland, State of Maine, for consideration paid, grant(s) to **Terry Saunders and Kathleen Saunders**, of 76 Park Road, Windham, County of Cumberland, State of Maine, as joint tenants with **WARRANTY COVENANTS**, the following described premises:

A certain lot or parcel of land consisting of 5.61 acres situated on the westerly side of Park Road in the Town of Windham, County of Cumberland, State of Maine, being more particularly bounded and described as follows: BEGINNING at a #5 rebar set on the westerly assumed sideline of said Park Road at the most southerly corner of Lot 1 as shown on "Final Subdivision Plan of Washington View Farms" as recorded at the Cumberland County Registry of Deeds in Plan Book 186, Page 41; THENCE S 48° 30' 52" W along the westerly assumed sideline of said Park Road, a distance of 202.80 feet to a #5 rebar set at the most easterly corner of Lot 5 as shown on said Plan; THENCE N 31° 56' 54" W along said Lot 5, a distance of 653.67 feet to a #5 rebar set; THENCE N 18° 49' 10" W along said Lot 5, a distance of 513.18 feet to a #5 rebar set at an angle point in the southerly boundary of Lot 3 as shown on said Plan; THENCE N 84° 26' 49" E along said Lot 3, a distance of 178.49 feet to a #5 rebar set; THENCE S 49° 41' 19" E along said Lot 3 and Lot 2, a distance of 230.00 feet to a #5 rebar set at an angle point in the westerly boundary of said Lot 1; THENCE S 06° 04' 40" E along said Lot 1, a distance of 335.81 feet to a #5 rebar set; THENCE S 31° 56' 54" E along said Lot 1, a distance of 519.27 feet to the point of beginning.

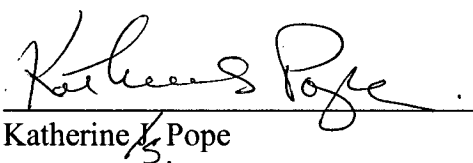
THIS CONVEYANCE IS MADE subject to the restriction that the lots delineated on the aforesaid Plan be used for a single family residence only and to the restrictions cited on said Plan, including, but not limited to, General Note #18 which states "Lots shown hereon are not to be further subdivided".

Meaning and intending to describe and convey the same premises as conveyed to Christopher F. Pope and Katherine J. Pope by Deed of John H. Meyer dated 6/10/1991 and recorded with the Cumberland County Registry of Deeds in Book 9587, Page 294.

EXECUTED this 28th day of July, 2014



Christopher F. Pope

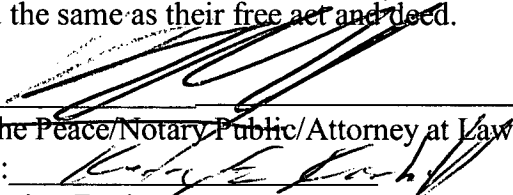


Katherine J. Pope

State of Maine
County of Cumberland

On this 28th day of July, 2014, personally appeared, before me, Christopher F. Pope and Katherine J. Pope, known to me or proven to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(seal)



Justice of the Peace/Notary Public/Attorney at Law

Print Name: _____

My Commission Expires: _____

12323

Received
Recorded Register of Deeds
Jul 31, 2014 12:15:44P
Cumberland County
Pamela E. Lovley

Parcel A

A certain lot or parcel of land on the northwesterly side of Park Road, but not adjacent thereto, in the Town of Windham, County of Cumberland, State of Maine bounded and described as follows:

Commencing on the northwesterly side of Park Road at the common corner of Lot 5 as shown on a plan entitled "Final Subdivision Plan of Washington View Farms Park, Pope, & Windham Center Roads, Windham, Maine For John and Patricia Meyer" dated June 8, 1990 by Sebago Technics, Inc and recorded at the Cumberland County Registry of Deeds (CCRD) in Plan Book 186, Page 41, being land now or formerly Terry L. & Kathleen A. Saunders, as described in a deed recorded at the CCRD in Book 12772, Page 217 and Lot 6 of the above described plan, being land now or formerly of Terry L. & Kathleen A. Saunders as described in a deed recorded at the CCRD in Book 31675, Page 165;

Thence N 31°56'54" W, along the common line of Lot 5 and Lot 6, a distance of 653.67 feet to an iron rod to be set at the Point of Beginning;

Thence N 18°49'09" W, along Lot 5, a distance of 320.00 feet to an iron rod to be set;

Thence N 71°10'51" E, through Lot 6, a distance of 150.00 feet to an iron rod to be set;

Thence S 18°49'09" E, through Lot 6, a distance of 320.00 feet to an iron rod to be set;

Thence S 71°10'51" W, through Lot 6, a distance of 150.00 feet to the Point of Beginning;

Containing 48,000 square feet, more or less.

Said iron rods to be set are 5/8" rebar with plastic caps marked "STI PLS 2532"

Bearings herein are based upon Magnetic North, as measured in March of 1990.

Reference is made to a plan entitled "**2nd Amended Subdivision Plan of Washington View Farms, Park, Pope & Windham Center Roads, Windham Maine, For Terry L. & Kathleen A Saunders**" dated September 11, 2018 by Sebago Technics, Inc.

Parcel B

A certain lot or parcel of land on the northwesterly side of Park Road, but not adjacent thereto, in the Town of Windham, County of Cumberland, State of Maine bounded and described as follows:

Commencing on the northwesterly side of Park Road at the common corner of Lot 5 as shown on a plan entitled "Final Subdivision Plan of Washington View Farms Park, Pope, & Windham Center Roads, Windham, Maine For John and Patricia Meyer" dated June 8, 1990 by Sebago Technics, Inc and recorded at the Cumberland County Registry of Deeds (CCRD) in Plan Book 186, Page 41, being land now or formerly Terry L. & Kathleen A. Saunders, as described in a deed recorded at the CCRD in Book 12772, Page 217 and Lot 6 of the above described plan, being land now or formerly of Terry L. & Kathleen A. Saunders as described in a deed recorded at the CCRD in Book 31675, Page 165;

Thence N 31°56'54" W, along the common line of Lot 5 and Lot 6, a distance of 653.67 feet to an iron rod to be set;

Thence N 18°49'09" W, along a parcel to be conveyed to Lot 5 and the common line of Lot 5 and Lot 6, a distance of 327.13 feet to the Point of Beginning;

Thence N 72°32'55" W, through lot 5, a distance of 375.00 feet to an iron rod to be set;

Thence N 17°27'05" E, a distance of 150.00 feet to an iron rod to be set and Lot 4 of the above described plan;

Thence S 72°32'55" E, along Lot 4, a distance of 211.71 feet to the southwesterly corner of Lot 3 of the above described plan;

Thence continuing S 72°32'55" E, along Lot 3, a distance of 53.22 feet to Lot 6;

Thence S 18°49'09" E, along Lot 6, a distance of 186.05 feet to the Point of Beginning.

Containing 47,994 square feet, more or less.

Said iron rods to be set are 5/8" rebar with plastic caps marked "STI PLS 2532"

Bearings herein are based upon Magnetic North, as measured in March of 1990.

Reference is made to a plan entitled **"2nd Amended Subdivision Plan of Washington View Farms, Park, Pope & Windham Center Roads, Windham Maine, For Terry L. & Kathleen A Saunders"** dated September 11, 2018 by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

80148

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
09/11/2018		STI 18390 Amended Subdivision		350.00
DATE 09/11/18 VENDOR Town of Windham			TOTAL	350.00

SEBAGO TECHNICS, INC.
75 JOHN ROBERTS ROAD, SUITE 1A
SOUTH PORTLAND, ME 04106-6963
(207) 200-2100

SEBAGO
TECHNICS

Three Hundred Fifty and no/100

PAY TO THE ORDER OF **TOWN OF WINDHAM**

DATE 09/11/18 AMOUNT 80148 \$350.00

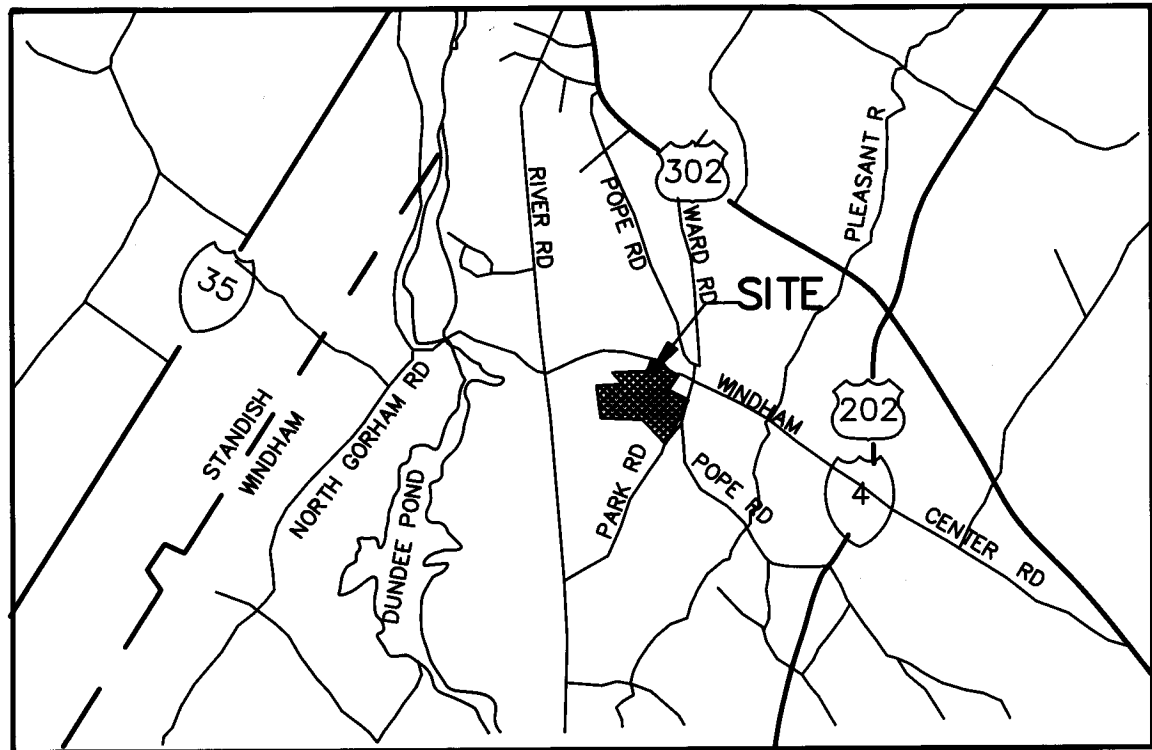
SEBAGO TECHNICS, INC. BY
Mark A. Adams
AUTHORIZED SIGNATURE

Gorham
SAVINGS BANK
52-7457/2112

E2Shield® Check Fraud
Protection for Business

Security features. Details on back.

⑈080148⑈ ⑆211274573⑆ 607 0013674⑈



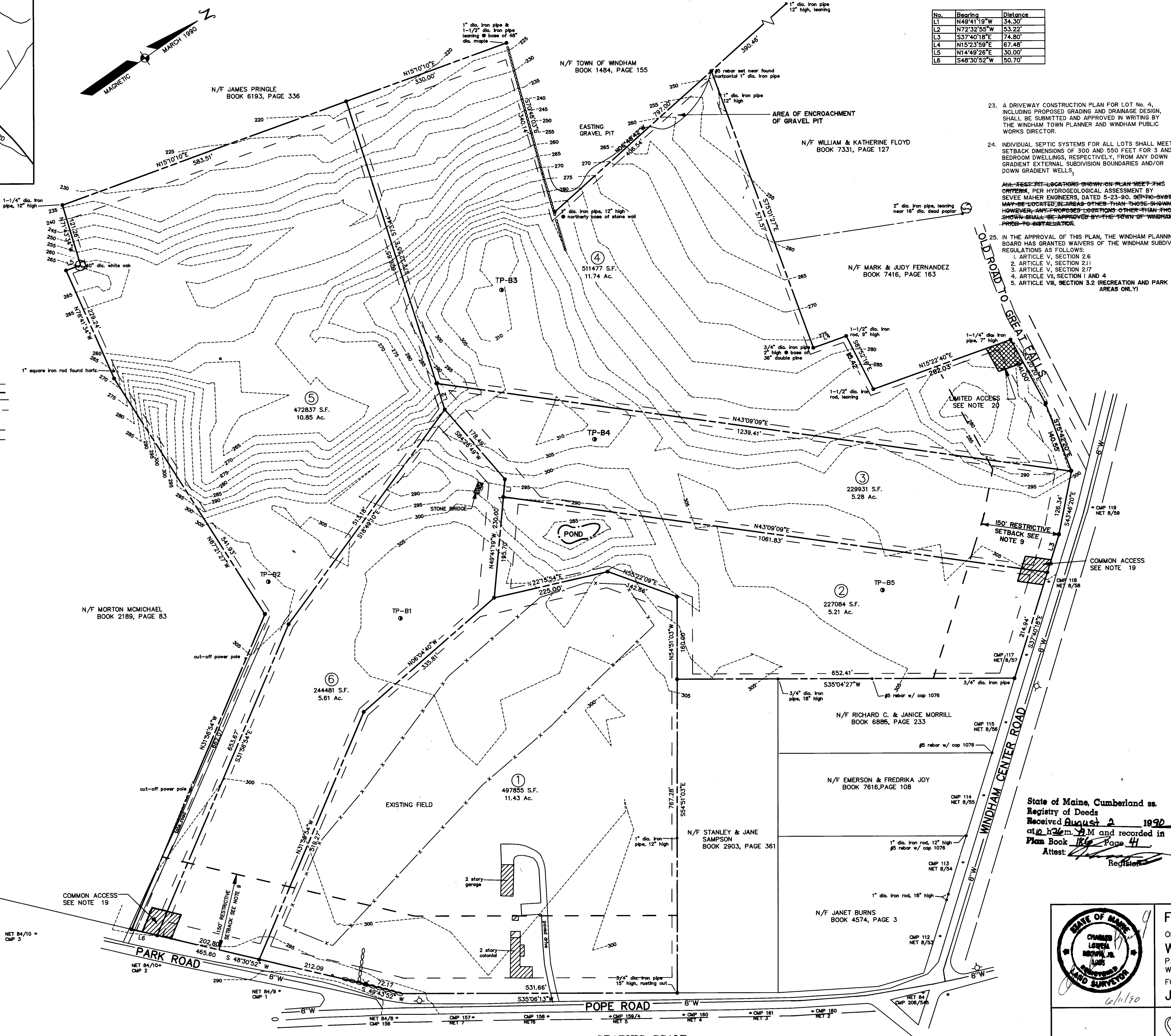
LOCATION MAP

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
---	WATER LINE	---
---	CONTOUR LINE	---
---	PAVEMENT	---
+	UTILITY POLE	+
+	RIPRAP	+
+	IRON PIPE ON ROAD	+
+	MONUMENT	+
+	BORING	+
+	BUILDING	+
62.87	SPOT ELEVATION	62x8
---	STONE WALL	---
---	N/F	---
+	FIRE HYDRANT	---

APPROVAL-TOWN OF WINDHAM
PLANNING BOARD

7/23/90
DATE

Chairperson
William J. Horton
Duff Walden
Russell J. Lovejoy
Chairperson



No.	Bearing	Distance
L1	N42°41'19"W	34.30'
L2	N72°32'55"W	53.22'
L3	S37°40'18"E	74.80'
L4	N15°23'59"E	67.48'
L5	N14°48'28"E	30.00'
L6	S48°30'52"W	50.70'

GENERAL NOTES

- RECORD OWNER OF PROPERTY IS JOHN H. MEYER AS DESCRIBED IN A DEED DATED 3-1-1977 AND RECORDED IN BOOK 3980, PAGE 1.
- PROPERTY IS SHOWN AS LOT 43 ON TOWN OF WINDHAM TAX MAP 11.
- PLAN REFERENCE -
 - LAND AT WINDHAM HILL, WINDHAM, MAINE OWNED BY GEORGE B. MORRILL SURVEYED 1928, 1930, 1932 BY E.C. JORDAN CO. AND SUPPLEMENTED OCTOBER 1945.
 - STANDARD BOUNDARY SURVEY OF WINDHAM FARM FOR JOHN AND PATRICIA MEYER BY SEBAGO TECHNIQS, INC. DATED MARCH 28, 1990.
- THIS PLAN CONFORMS WITH THE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY I, CONDITION III, WITH EXCEPTIONS OF REPORT AND DESCRIPTIONS.
- BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ON THIS PLAN AND THOSE CALLED FOR IN DEEDS DIFFER SLIGHTLY DUE TO DIFFERENT MAGNETIC READINGS.
- AIR RIGHTS RESERVED IN A DEED FROM GEORGE B. MORRILL TO WILLIAM M. ALTEMBURG DATED 9-31-1946 AND RECORDED IN BOOK 1841, PAGE 62 HAVE BEEN RELEASED BY JOHN H. & PATRICIA D. MEYER AS DESCRIBED IN A DEED RECORDED IN BOOK 8078, PAGE 37.
- PROPERTY IS LOCATED IN THE FARM-RESIDENTIAL DISTRICT (FR). ZONING DISTRICT STANDARDS ARE AS FOLLOWS:

MINIMUM LOT SIZE:	50,000 SQ.FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM REAR YARDS:	30 FT. (PRINCIPAL BUILDING)
MINIMUM SIDE YARDS:	10 FT. (ACCESSORY BUILDINGS)
	(25 FT. IF 2 1/2 STORY BUILDING)

SEE NOTE NO. 9

- ALL NEW STRUCTURAL IMPROVEMENTS WITHIN LOTS SHOWN ARE SUBJECT TO AN INCREASED FRONT SETBACK OF ONE HUNDRED FIFTY (150) FT.
- TOTAL AREA OF PARCEL IS 50.13 ACRES.
- NET RESIDENTIAL DENSITY CALCULATIONS ARE AS FOLLOWS:

AREAS DEDUCTED FOR DENSITY CALCULATION	
AREA OF PROPOSED RIGHTS OF WAY	0.00 AC.
AREA OF SLOPES EXCEEDING 25%	4.60
AREA WITHIN 100 YEAR FLOOD ZONE	0.00
AREA WITHIN RP DISTRICT	0.00
AREAS CONTAINING UNSTABLE SOILS	0.99
AREAS OF SURFACE WATER BODIES	0.03

TOTAL PARCEL AREA 50.13 AC.

DEDUCTED AREA 5.62

NET RESIDENTIAL ACREAGE 44.51 AC.
NET RESIDENTIAL DENSITY 44.51 ÷ 1.15 (50,000 SQ.FT. MIN. LOT SIZE) = 38.70 TOTAL POSSIBLE LOTS.

- AREA SUMMARY OF THE PROPOSED SUBDIVISION IS AS FOLLOWS:

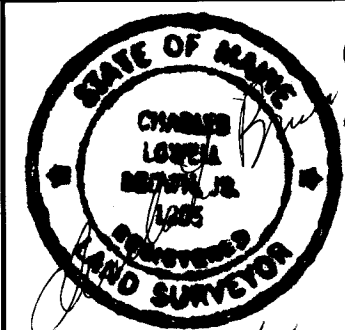
LOT NO.1	=	11.44 AC.
2	=	5.21
3	=	5.28
4	=	11.74
5	=	10.85
6	=	5.61

TOTAL AREA = 50.13 AC.

- STANDARD BOUNDARY SURVEY AND FIELD TOPOGRAPHIC SURVEY BY BRIAN K. JOHNSON, P.L.S., NO. 1333.
- SOIL INVESTIGATION BY MARK HAMPTON, M.L.S.E., NO. 263.
- ALL PROPOSED LOTS SHALL BE CURRENTLY SERVICED BY INDIVIDUAL ON-SITE SEPTIC DISPOSAL FIELDS.
- ALL PROPOSED LOTS, EXCEPTING LOT NO. 4, SHALL BE SERVICED BY AVAILABLE PUBLIC WATER SUPPLY. LOT NO. 4 SHALL BE SERVICED BY AN ON-SITE WATER SUPPLY WELL.
- ALL IMPROVED LOTS SHALL BE SERVICED BY AVAILABLE POWER AND TELEPHONE UTILITIES; ALL UTILITY SERVICE EXTENSIONS SHALL BE UNDERGROUND SERVICE.
- LOTS SHOWN HEREON ARE NOT TO BE FURTHER SUBDIVIDED.
- LOT NOS. 2 AND 3, 5 AND 6 SHALL BE ACCESSED BY COMMON ACCESS EASEMENTS ALONG THE FIRST 50 FEET INTO THE LOTS, 25 FEET EITHER SIDE OF THE COMMON BOUNDARY LINE.
- LOT NO. 4 SHALL BE ACCESSED ONLY WITHIN THE MOST WESTERLY 50 FEET OF THE LOT ALONG THE SOUTHERLY SIDE OF THE OLD ROAD TO GREAT FALLS AS SHOWN HEREON.
- BY APPROVAL OF THIS SUBDIVISION PLAN THE PLANNING BOARD APPROVES THE CREATION OF INCIDENTAL UTILITY EASEMENTS FOR THE APPROVED LOTS.
- NO LOTS MAY BE OFFERED FOR SALE UNTIL PROPERTY MARKERS HAVE BEEN INSTALLED.

FINAL SUBDIVISION PLAN

OF
WASHINGTON VIEW FARMS
PARK, POPE, & WINDHAM CENTER ROADS
WINDHAM, MAINE
FOR
JOHN AND PATRICIA MEYER



ST Sebago Technics Inc.
Civil Engineers, Surveyors, Landscape Architects

841 SPRING STREET
WESTBROOK, ME 04092
TEL (207) 761-0359

DESIGN BY: WTC/AJZ
DRAWN BY: BKJ
CHECKED BY: WTC/BKJ
DATE: JUNE 8, 1990
SCALE: 1"=100'

FIELD BK: 407
PROJ. NO: 89374

SHEET 1 OF 1

GRAPHIC SCALE



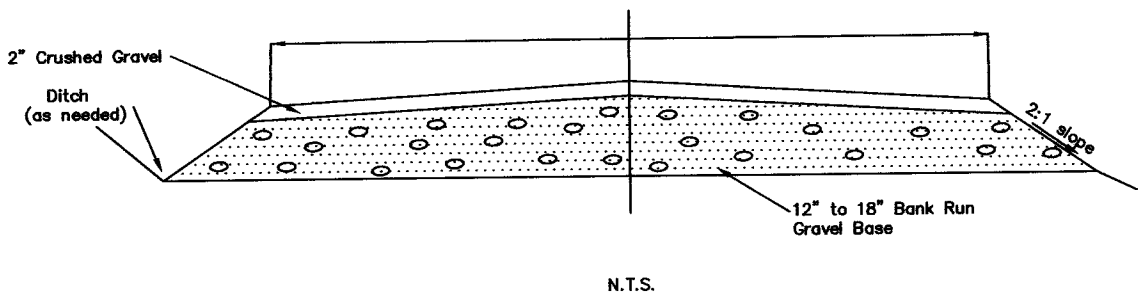
(IN FEET)
1 inch = 100 ft.

WTC 7-6-90 ADDED NOTES 23,24, & 25
REV. BY: DATE: STATUS:

NOTES

- Owner of record is Norman P. Harris and Anastasia P. Harris by a deed recorded in the Cumberland County Registry of Deeds.
- This property is shown as Lot 43-4 on Town of Windham Tax Map 11 and is in the Farm Residential District (FR Zone.)
- These lots are to be serviced by individual water wells and septic systems.
- These lots are to be serviced by underground utilities.
- Space and Bulk Requirements:
Farm Residential District:
Minimum Lot Size 50,000 sq.ft.
Minimum Street Frontage 150 ft.
Minimum Front Yard Setback 40 ft. (See Note #6)
Minimum Side Yard Setback 10 ft.
Minimum Rear Yard Setback 30 ft.
- Minimum Front Yard Setback is 150 feet as per note #9 on the subdivision plan referenced in Note #10 below.
- The entire subdivision shall be developed and/ or maintained as depicted on the subdivision plans 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 subdivision plans, including, without limitation: topography, drainage, landscaping, retention of wooded or lawn areas, access, utilities, size, location and surfacing of parking areas and location and size of buildings.
- Buildings within the lots shown on this plan shall be constructed with provisions for either of the following:
A. A positive free outlet 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 set 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.
- Failure to commence substantial construction of a subdivision plan within two (2) years of the date of the final Planning Board approval of the plan shall render the plan null and void.
- This plan is an amendment to the subdivision plan of "Washington View Farms" as recorded in the Cumberland County Registry of Deeds in Book 186 on Page 41 by dividing Lot #4 into two lots, #4A & #4B.
- Reference is made to the above mentioned plan for any and all other notes and conditions of approval.
- See deed recorded in the Cumberland County Registry of Deeds in book 22,793 page 181 for the release of Note 18, no further subdivision of these lots, as shown on the original recorded plan.
- The well on lot 4A will not be placed within 100 feet of any septic system.
- See purchase and sale agreement between Chenard and Harris for the additional 18.50 feet of frontage on Peartree Lane.
- A soil erosion control plan in conformance with the Town of Windham's Surface Water Protection Ordinance shall be submitted as part of the building permit application.
- Lot 4B will be serviced over a shared driveway and recorded access easement.
- The driveway entrance serving lot 4A from the shared driveway shall be constructed so as to serve as a turn-around for emergency vehicles and the entrance of the shared driveway onto Peartree Lane shall be upgraded to allow for the turning of emergency vehicles and approved by the CEO.
- The existing driveway meets or exceeds the "Shared Driveway Design" as shown on this plan.
- The twenty five foot driveway radius upgrade at Peartree Lane will be constructed such that the gravel base and travel surface will meet the "Shared Driveway Design" shown on this plan.
- The 50' x 50' turn-around for emergency vehicles will be constructed to the "Shared Driveway Design" as shown on this plan.

Typical Shared Driveway Section



NET RESIDENTIAL AREA CALCULATIONS Lot #4

Gross Lot 4 Area	511,477 sq.ft.
- Road right of way	0 sq.ft.
- Wetlands	0 sq.ft.
- Steep Slopes	28,433 sq.ft.
Net Area	483,044 sq.ft.

483,044 sq.ft./50,000 sq.ft. = 9 single family lots

CERTIFICATION

I certify that, in my professional opinion, this survey conforms to the Maine Board of Registration for Land Surveyors Standards for Standard Boundary Survey Condition II.

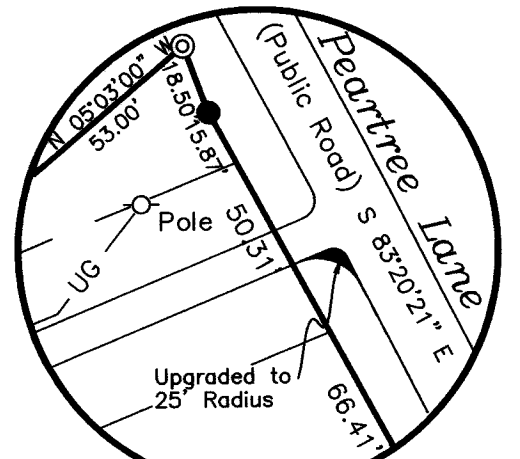
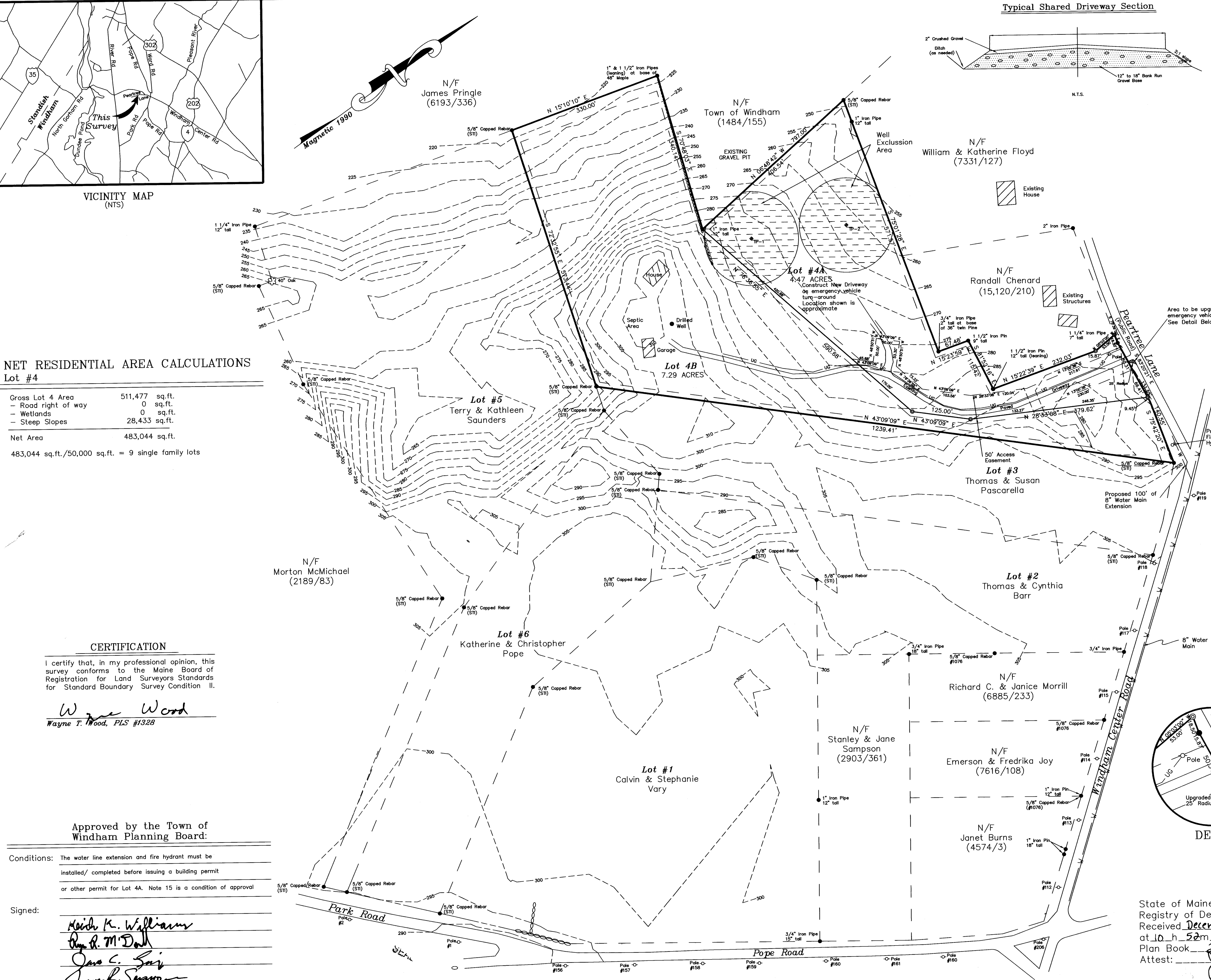
Wayne T. Wood
Wayne T. Wood, PLS #1328

Approved by the Town of
Windham Planning Board:

Conditions: The water line extension and fire hydrant must be installed/ completed before issuing a building permit or other permit for Lot 4A. Note 15 is a condition of approval

Signed: *Heidi K. Williams*
Roy R. M'Dall
Janet Burns
John B. Brown

Date: **DECEMBER 9, 2005**



DETAIL

LEGEND

○	5/8" Capped Rebar (#1328) to be Set
●	Iron Pipe, Pin or Rebar Set by Others
-----	Stone Wall
○	Utility Pole
----	Contour Lines
---	Building Setback Lines
+	Soils Test Pits
◆	Lot #6
◆	Washington View Farms Lot Numbers
N/F	Now or Formerly of
(2189/3)	Deed Book and Page Reference
---	Underground Utilities



State of Maine, Cumberland ss.
Registry of Deeds
Received December 12, 2005
at 10:52m A.M. and recorded in
Plan Book 205 Page 774
Attest: *John B. Brown* Register

Revised	11/28/05	Misc. changes per staff comments
Revised	10/27/05	Misc. changes per staff comments

Amended
Final Subdivision Plan
Of
Washington View Farms
On
Peartree Lane
In
Windham, Maine
For
Norman & Anastasia Harris
A Peartree Lane - Windham, ME 04062

WAYNE	WOOD & CO.
Gray, Maine 04039	(207)657-3330
Drwn. By: K/LW/WTW	Date
Scale: 1" = 100'	October 2005
Chkd. By: WTW	Job No.
Bk.No. 85	25056