

# *Acheron*

*Engineering, Environmental & Geologic Consultants*  
[www.AcheronEngineering.com](http://www.AcheronEngineering.com)

March 4, 2019

March 25, 2019 Revised

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

RE: Response to Comments Final Major Subdivision Application Durant Homestead, Residential Subdivision.

Dear, Amanda

The purpose of this submittal is to address Town of Windham's review comments regarding the Durant Homestead, Final Major Subdivision Application. Comments were provided in an email from Gorrill Palmer, dated February 14, 2019 and March 6, 2019. Below you will find comments provided by the Windham in italic font followed by a response by Matt Hancock Properties LLC in regular font.

1. *Final Subdivision Plan (no sheet #) – Open space areas should be labeled similar to the lot areas.*

The Final Subdivision Plan, attached has been revised to include labels for the open space areas that are similar to the lot labels.

2. *Final Subdivision Plan (no sheet #) – As noted by Jon Earle in previous review, percentage of developable land in open space (Note 12) appears to be incorrect. The denominator does not match the total open space area provided in Note 11.*

The area of land proposed in open space equals 40.37 acres as indicated in Note 11. This figure includes areas that are not developable (wetlands and slopes over 25%). The developable area designated as open space equals 27.20 acres. This figure is the area designated as open space minus wetlands and slopes over 25% (40.37 acres - 13.17 acres). Note 12, calculates the percentage of reserved open space within the full parcel. As mentioned above the developable area in open space is 27.20 and the developable area within the full parcel is 48.53 acres (same as net residential area),  $(27.20/48.53) = 56\%$ . Note 12 has been revised to clarify.

3. *Final Subdivision Plan (no sheet #) – Plan shall be stamped by a Maine Licensed Professional Engineer and Professional Land Surveyor.*

The attached Final Subdivision Plan include the design engineer's stamp and signature.

4. *Final Subdivision Plan (no sheet #) – Granite Monuments shall be installed in accordance with Section 911.A.3(a).*

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**147 Main Street, Newport, Maine 04953  
24466 Powell Road, Brooksville, Florida 34602  
207-368-5700 & 352-796-6236**

The Final Subdivision Plan has been revised per Section 911.A.3(a).

5. *Final Subdivision Plan (no sheet #) – Some proposed well locations are within 100’/50’ of the proposed travel way. As stated in Section 911.B.1(c)(1)(iii), wells shall not be constructed within 100’ downgradient of travelways or 50’ uphill from travelways*

Water supply wells have been revised to meet the requirement of Section 911.B.1(c)(1)(iii). To meet the requirement on Lots 1, 2, 3 and 5, wells have been relocated and do not meet the standard 100 foot separation from a subsurface disposal system found in the Maine Subsurface Disposal Rules or the Well Drillers and Pump Installers Rules. However, Table 7A of the Maine Subsurface Disposal Rules and Table 400.1 of the Well Drillers and Pump Installers Rules allows for a reduction in the setback between a private potable water supply and a disposal field with design flows less than 1,000 gpd, based on the depth of well casing or liner seal below ground level, and LPI approval. With assistance from the Windham LPI, the State of Maine Site Evaluator was consulted and it has been determined that the LPI can approve the reduction in the setback in this case. Therefore, Matt Hancock Properties officially withdraws its waiver request from the requirements found in Section 911.B.1(c)(1)(iii).

The following note has been added to the Final Subdivision Plan to support this change:

“LOTS 1, 2, 3 AND 5: LPI APPROVAL REQUIRED FOR A REDUCTION IN SETBACK BETWEEN THE LEACHFIELD AND THE DRILLED WELL, TO INCLUDE GREATER DEPTH OF WELL CASING OR LINER SEAL BELOW GROUND LEVEL, AS PER TABLE 7A IN SECTION 7 OF THE SUBSURFACE WASTEWATER DISPOSAL RULES (AS AMENDED AUGUST 03, 2015).”

6. *Final Subdivision Plan (no sheet #) – We recommend that the plan show all lot setbacks (front, side, rear).*

The Final Subdivision Plan has been revised to show structures setbacks.

7. *Final Subdivision Plan (no sheet #) – We recommend that the plan include all space and bulk criteria for a cluster subdivision in a farm zone.*

The space and bulk criteria for a cluster subdivision is included on the attached version of the Final Subdivision Plan.

8. *Final Subdivision Plan (no sheet #) – It should be noted that the proposed tree line does not appear to include the proposed lot development.*

During the preliminary subdivision planning board review process, the Board approved a not showing the proposed tree line for the lots that are not regraded to meet stormwater standards. The basis for this approval is the Durant Homestead Stormwater Treatment Level Summary Table on Sheet C-5 which specifies the amount of impervious and developed area allowed on each lot. This table allows, the contractor, owner and inspectors to easily determine the limit of clearing and development for each lot in the field.

9. *Final Subdivision Plan (no sheet #) - As the stormwater system has been designed to accommodate the proposed impervious and developed areas, as shown on this plan, any changes to the proposed lot development areas may require revisions to the proposed stormwater treatment systems.*

There are no changes to the lot development that will require revisions to the stormwater management plan.

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10. *Site Plan (C-6) – Construction entrance does not appear to be shown in the correct location.*

The construction location has been relocated on sheet C-6 to the edge of pavement of Chute Road.

11. *Site Plan (C-6) – Building envelopes/setbacks should be revised to exclude any wetlands within the lots.*

Site Plan C-6 and the Final Subdivision Plan have revised to include a setback line in the same location as the wetland boundaries within lots. In addition, a note has been added to plans that indicated wetlands are excluded from the building envelope.

12. *Site Plan (C-9) – Plan scale exceeds maximum scale size allowed (1" = 50'), refer to Section 911.M.5(a)(2). A waiver should be requested if you want to maintain the current scale*

Please see the attached waiver request.

13. *Site Plan (C-9) – Underground electrical and transformers are not shown on plan.*

Underground electrical and transformers are shown on the attached sheet C-2 and C-9. Sheet C-2 includes a note indicating that a utility easement must be established for each transformer location.

14. *Profile Plan (C-10) – Grade from Sta. 0+00 to 0+60 exceeds the maximum allowable slope at intersections (2% for 60') as required in Appendix B, Table 3.*

The road design has been revised to show a grade of 2% from station 0+00 to 0+60.

15. *Profile Plan (C-10) – Sag curve at Sta. 5+50 does not meet the required minimum K value in the AASHTO green book (26 minimum for 25 mph design speed). Given that this road may be submitted for acceptance as a Town Public Road, we would recommend that this vertical curb be revised to meet AASHTO requirements. (February 14, 2019 Comment)*

Is the road proposed to be private, or presented to the Town for public acceptance? If the applicant is seeking Town Acceptance for Penny Whistle Lane, the vertical alignment should meet the design controls in AASHTO Green Book (7th Edition). In addition, Maine Legislature Statue (2075) Title 29-A, Chapter 19, subchapter 1 'Rules of the Road' prohibits speed limits of 15 mph on municipal roads except on roads on islands or dead end roads less than a ¼ mile in length. Therefore, the sag curve proposed at Sta. 5+50 should be designed for a speed limit at least 20 mph. However, if Penny Whistle Lane is to remain private, the applicant shall provide 15 mph speed limit signs as described in the comment responses. The applicant is also

required to include the private road notation in Section 911.M.5(a)(5)(v). (March 06, 2019 Comment)

The road has been presented to the board for public acceptance. The sag curve design at station 5+50 has been revised to have a "K" factor of 17.52 which will meet the AASHTO Green Book standard for a 20 mph speed limit. The speed limit sign detail has been revised to indicate a speed limit of 20 mph.

16. Typical Section (C-11) – Roadside ditching does not meet the depth requirements in Section 911.M.5(b)(8)(iii)(c). (February 14, 2019 Comment)

The Typical Section on sheet C-11 has been revised to meet the required ditch depth. However, it does not appear that the grading plans were updated to match the typical section. We recommend that the grading plans be updated to match the typical road section to avoid confusion during construction. (March 06, 2019 Comment)

Typical Section on Sheet C-11 has been revised to show the ditching depth to meet the requirement of Section 911.M.5(b)(8)(iii)(c). Contours indicating the bottom of the road side ditches on all grading plans have been shifted 1-foot to match the typical section.

17. Sheet C-10 provides an approximate depth of bedrock along the proposed roadway (based on test pits). There are several sections where drilling/blasting will be required to get the bedrock below subgrade. To avoid potential subsurface water pockets, MaineDOT specifications call for shattering all rock to a depth of 4' below subgrade to eliminate water pockets (Section 203.051). For example, excavating the bedrock to subgrade at SSTP14 (Sta. 18+80) could create a water pocket uphill at SSTP18 (Sta. 20+80) where the bedrock was noted to be deeper. How does the design engineer plan to avoid subsurface water pockets? A note on the plan should be added to direct the contractor on this matter.

A note will be added to plans directing the contractor shatter all rock to a depth of 4-feet below subgrade when the construction of Penny Whistle Lane creates the potential for water pockets.

Please let me know if you have any questions or concerns

Sincerely,  
Acheron



Kirk J. Ball, PE

Enclosure: Revised Final Subdivision Plan (5)  
Plan Sheets C-2, C-6, C-9, C-10 and C-11 (5)

Cc: Matt Hancock, MHP  
David Fowler, MHP



## Notes:

- (1) Documents referenced on this plan are recorded in the Cumberland County Registry of Deeds unless otherwise noted.
- (2) Bearings are oriented to Grid North of the Maine State Coordinate System, West Zone, NAD 83.
- (3) Reference is made to the following plans:  
a. Subdivision Plan of River's Edge Subdivision, River Road, Windham, Maine for Colebrook Corporation by Sebago Technics dated September 24, 2002 recorded in Plan Book 203, Page 105.  
b. Property Plan, Chute Road, Windham, Maine made for Kenneth Jordan by Robert P. Tilcomb, Inc. dated April 22, 1990 recorded in Plan Book 126, Page 37.  
c. Plan Showing a Standard Boundary Survey made for Edith M. Durant located on the northwesterly sideline of the Chute Road, Windham, Maine by Bruce R. Bowman, Inc. dated July 29, 1992 recorded in Plan Book 192, Page 189.  
d. Plan of Property for Peter Kluchnik, Webb Road, South Windham, Maine by Land Use Consultants, Inc. dated January 19, 1977 recorded in Plan Book 116, Page 22.
- (4) The premises is subject to utility easements conveyed to Central Maine Power Co. and New England Telephone and Telegraph Company as described in Volume 6103, Page 183 and Volume 6884, Page 233. See plan for approximate locations.
- (5) Chute Road (f.k.a. Wyer Ledge Road) right of way is depicted hereon based on geometry contained within the description of the subject premises in Volume 33191, Page 124. No additional road research was conducted.
- (6) Reference is made to the subdivision plan of the subject premises by Main-Land Development Consultants, Inc. approved September 24, 2007 recorded in Plan Book 207, Page 635 and the subsequent Vacancy and Termination Order dated October 22, 2012 recorded in Volume 30081, Page 168.
- (7) Planimetric detail as provided by Aerial Survey & Mapping, Norridgewock, Maine.
- (8) For source of title see deed to Matt Hancock Properties, Inc. recorded in Volume 33191, Page 124. Subject premises is identified by the Town of Windham as Tax Map 6, Lot 25.
- (9) Total area subdivided equals 65.55 acres.
- (10) Wetland impact = 14,569 sf OR 0.33 acres
- (11) Open Space area: Total = 40.37 acres, Developable = 27.2 acres
- (12) Total area of reserved open space shall equal or exceed 50% of the land suitable for development, (area suitable for development/net residential area): (27.2 acres/48.53 acres)=56%
- (13) Where bedrock is encountered at a depth of 10 feet or less at any well, install water supply wells with casing set and grouted a minimum of 20 feet below the solid bedrock surface.
- (14) Disposal field footprints as shown on this plan are based on sizing using quick 4 hi-cap plastic chambers, except on Lots 12, 13, 15 and 16 where smaller system footprints using Eljen In-Drain type systems are shown. approved propriety devices with a smaller footprint are recommended to be used on these lots to avoid and minimize alteration of nearby wetlands.
- (15) Lots 19, 20 and 21: compact soils in the leachfield footprints and fill extensions are to be removed and replaced with suitable backfill to the lower limit of compaction. The backfill should be filled into the original soil to a 6-inch depth in the leachfield footprint and fill extensions to form a transitional horizon.
- (16) Lots 1, 2, 3, and 5: LPI approval required for a reduction in setback between the leachfield and the drilled well, to include greater depth of well casing or liner seal below ground level, as per Table 7a in Section 7 of the Subsurface Wastewater Disposal Rules (as amended August 03, 2015).
- (17) All residential homes shall be equipped with a sprinkler system in accordance with the latest edition of NFPA-13D.
- (18) Buffers A-N to be marked with permanent signs describing use.
- (19) Fill or alteration of wetlands other than what is shown on the plan is not authorized without prior approval from the Department of Environmental Protection.
- (20) Road and stormwater design provided by Acheron Engineering, 147 Main St., Newport, ME 04953; <https://acheronengineering.com>.
- (21) Applicable bulk and space criteria are as follows:  
Minimum lot size 30,000 sf  
Maximum Lot Size 50,000 sf  
Net Residential Density 60,000 sf  
Minimum Frontage 100 ft; 50 ft on cul-de-sac  
Minimum Front Setback 25 ft  
Minimum Side Setback 10 ft  
Minimum Rear Setback 10 ft  
Maximum Building Height 35 ft  
Maximum Building Coverage 25%

Description	Impervious Area (sf)	Developed Area (sf)
Lot #1	3,040	25,956
Lot #2	3,040	25,787
Lot #3	3,040	13,040
Lot #4	3,040	13,040
Lot #5	3,040	22,194
Lot #6	3,040	13,040
Lot #7	3,040	23,716
Lot #8	3,040	28,231
Lot #9	3,040	22,096
Lot #10	4,015	14,015
Lot #11	4,015	27,457
Lot #12	4,015	20,794
Lot #13	4,015	14,015
Lot #14	4,015	14,015
Lot #15	4,015	14,015
Lot #16	3,040	13,040
Lot #17	4,015	30,040
Lot #18	4,015	28,775
Lot #19	4,015	14,015
Lot #20	4,015	14,015
Lot #21	4,015	14,015
Lot #22	4,015	29,327
Lot #23	4,015	14,015
Lot #24	4,015	14,015
Lot #25	4,015	14,015
Totals	90,625	477,081

**Net Residential Density:**  
Total acreage of project site = 65.55 acres  
Acreage of slopes greater than 25% = 0.91 acres  
Acreage of wetlands = 12.73 acres  
Potential wetland impact = 0.33 acres  
Road rights-of-way = 3.38 acres  
Land in the 100 year flood zone = 0 acres  
Net residential area = 48.53 acres  
Net residential density = 60,000 sf  
Subdivision lots allowed = 35.23

Where bedrock is encountered at a depth of 10 feet or less at any well, install water supply wells with casing set and grouted a minimum of 20 feet below the solid bedrock surface.

Disposal field footprints as shown on this plan are based on sizing using quick 4 hi-cap plastic chambers, except on Lots 12, 13, 15 and 16 where smaller system footprints using Eljen In-Drain type systems are shown. approved propriety devices with a smaller footprint are recommended to be used on these lots to avoid and minimize alteration of nearby wetlands.

Lots 1, 2, 3, and 5: LPI approval required for a reduction in setback between the leachfield and the drilled well, to include greater depth of well casing or liner seal below ground level, as per Table 7a in Section 7 of the Subsurface Wastewater Disposal Rules (as amended August 03, 2015).

All residential homes shall be equipped with a sprinkler system in accordance with the latest edition of NFPA-13D.

Buffers A-N to be marked with permanent signs describing use.

Fill or alteration of wetlands other than what is shown on the plan is not authorized without prior approval from the Department of Environmental Protection.

Road and stormwater design provided by Acheron Engineering, 147 Main St., Newport, ME 04953; <https://acheronengineering.com>.

Applicable bulk and space criteria are as follows:

Minimum lot size	30,000 sf
Maximum Lot Size	50,000 sf
Net Residential Density	60,000 sf
Minimum Frontage	100 ft; 50 ft on cul-de-sac
Minimum Front Setback	25 ft
Minimum Side Setback	10 ft
Minimum Rear Setback	10 ft
Maximum Building Height	35 ft
Maximum Building Coverage	25%

Wetland areas are excluded from lot building envelopes)

## Planning Board Approval

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A. § 4404, as amended, and considering each of the criteria set forth in the subdivision ordinance of the Town of Windham, the undersigned having made findings of fact establishing that the proposed subdivision meets all of the criteria set forth therein, and therefore the subdivision is approved.

Received \_\_\_\_\_  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M, and recorded  
in Plan File \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
REGISTER \_\_\_\_\_

Dated: \_\_\_\_\_  
The Town of Windham Planning Board

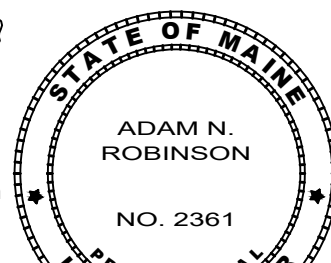
## PLISGA & DAY LAND SURVEYORS

72 MAIN STREET  
BANGOR, MAINE  
DATE: March 25, 2019  
PROJ. NO. 17010

Email: [info@WeMapIt.com](mailto:info@WeMapIt.com)  
Phone: (207) 947-0019  
Toll-Free: 1-800-734-0019

DRAWING FILE: 17010.dwg

[www.WeMapIt.com](http://www.WeMapIt.com)



## Survey Standard:

These plans were prepared from information obtained by a survey conforming substantially to the requirements of Technical Standards contained in Chapter 90, Part 2, of the Rules of the Board of Licensure for Professional Land Surveyors, effective April 1, 2001. Monuments not set at all angle points. Records research conducted from 2006 to the present.

*Adam N. Robinson*  
Adam N. Robinson, Maine Licensed  
Professional Land Surveyor No. 2361

## Curve Table

Curve	Radius	Arc length	Chord bearing	Chord length
C1	60.00'	78.03'	N 18°23'20" E	72.64'
C2	275.00'	169.38'	N 34°52'25" W	195.04'
C3	205.00'	45.63'	N 07°43'34" W	45.54'
C4	205.00'	202.93'	N 27°00'36" E	194.75'
C5	155.00'	105.43'	N 35°52'59" E	103.41'
C6	205.00'	68.90'	N 26°01'32" E	68.57'
C7	6.00'	5.24'	N 10°38'31" E	5.07'
C8	6.00'	11.56'	S 69°34'18" E	9.85'
C9	205.00'	66.26'	N 64°29'09" E	65.97'
C10	57.00'	228.81'	S 08°44'43" W	103.32'
C11	11.27'	7.08'	N 75°24'44" W	6.97'
C12	155.00'	155.14'	S 45°04'17" W	148.75'
C13	205.00'	139.44'	S 35°52'59" W	136.76'
C14	125.00'	123.74'	S 27°00'36" W	118.75'
C15	155.00'	34.50'	S 07°43'34" E	34.43'
C16	225.00'	163.13'	S 34°52'25" E	159.58'
C17	60.00'	110.47'	N 71°36'40" E	95.51'
C18	275.00'	15.19'	S 54°03'43" E	15.18'
C19	205.00'	62.76'	N 07°25'17" E	62.52'
C20	205.00'	140.17'	N 35°46'50" E	137.46'
C21	155.00'	75.65'	S 41°23'11" W	74.90'
C22	155.00'	29.78'	S 21°54'02" W	29.73'
C23	57.00'	154.68'	N 28°24'46" W	111.44'
C24	57.00'	73.93'	N 66°35'13" E	68.88'
C25	205.00'	68.55'	N 25°58'37" E	68.23'
C26	205.00'	70.89'	N 45°27'46" E	70.53'
C27	125.00'	82.91'	N 36°22'02" E	81.40'
C28	125.00'	40.83'	S 08°00'29" W	40.65'
C29	225.00'	68.50'	S 22°49'32" E	68.24'
C30	225.00'	94.63'	N 43°35'45" W	93.93'

Lands n/f of  
**River's Edge Common Land**  
Volume 18946, Page 340  
Plan Book 203, Page 105  
Tax Map 6 - Lot 42

River's Edge Subdivision - Common Open Space  
See plan reference a.

Drill hole in stone found

1"Ø Iron rod found

1 1/2"Ø Iron pipe found

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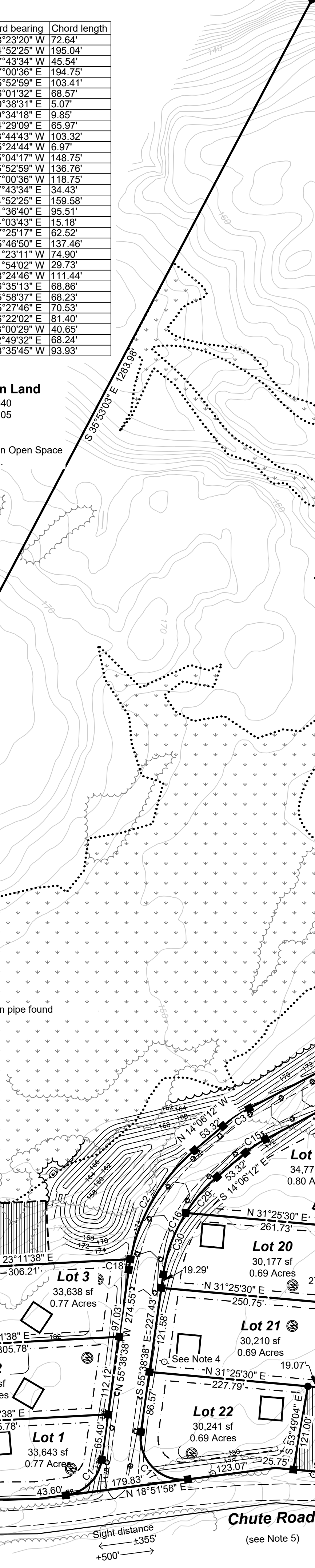
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Granite monument found

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**Anita Lampron**  
Volume 32067, Page 271  
Tax Map 6 - Lot 38E

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Tax Map 6 - Lot 38E

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Tax Map 6 - Lot 38E

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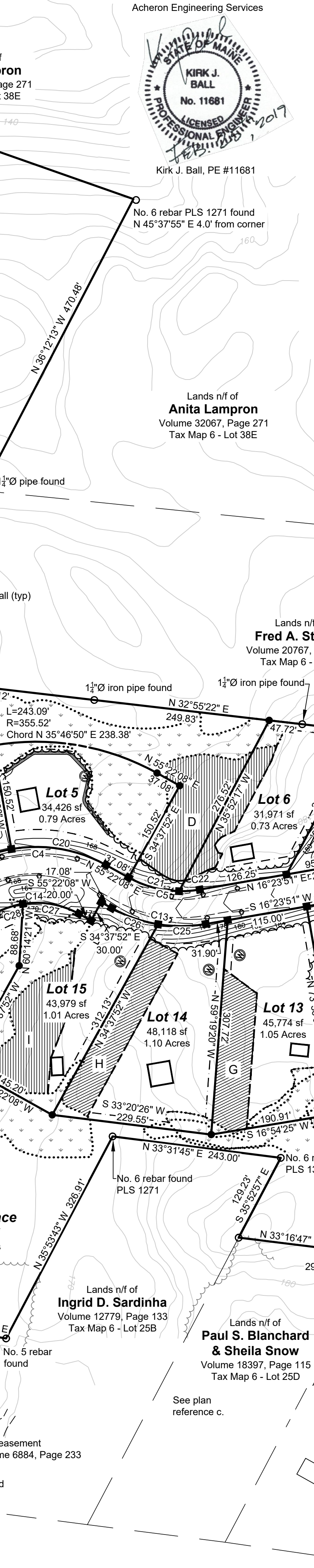
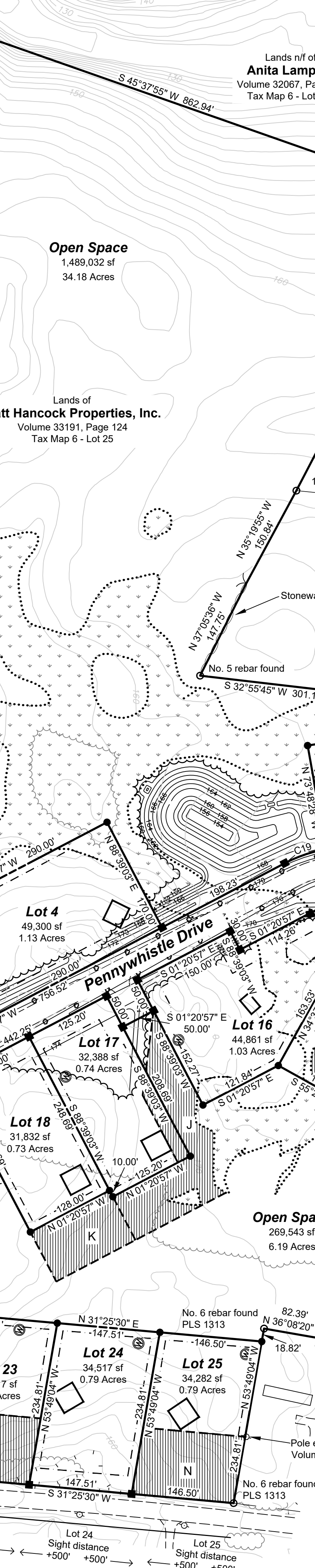
Lands n/f of  
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Volume 32067, Page 271  
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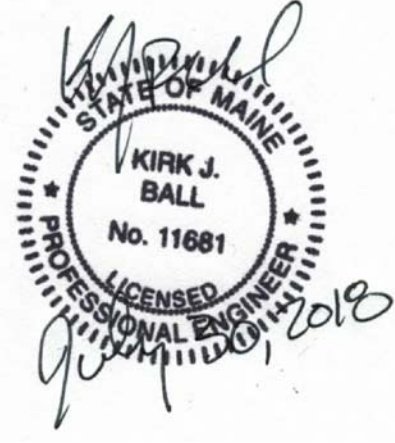
Lands n/f of  
**Anita Lampron**  
Volume 32067, Page 271  
Tax Map 6 - Lot 38E



## Lot Identification

Subdivision Lot No.	Tax Map 6 Lot No.
1	25-1
2	25-2
3	25-3
4	25-4



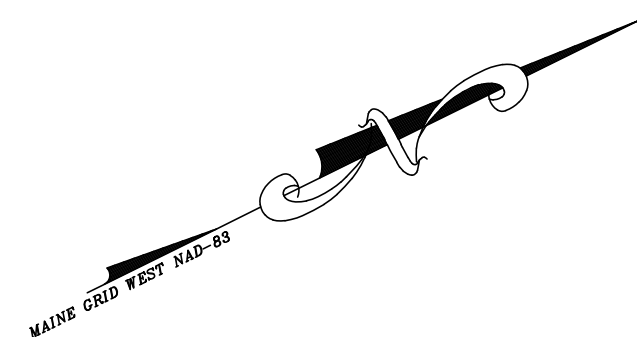


*Job Number:*  
79800

*Drawing No:*  
C-2

*Sheet 3 of 16*

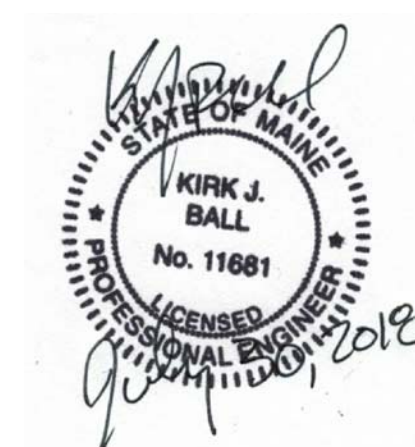




Topographic site plan for a 25-lot residential development. The plan shows 25 numbered lots, two stormwater ponds, and various erosion control features. Key features include:

- Stormwater Pond #1 (Sheet C-12) and Stormwater Pond #2 (Sheet C-13)
- Double Silt Fences
- Stone Check Dam (Sheet D-2)
- Rip-rap 2:1 Slope (Sheet C-11)
- 8'x4' Box Culvert (Sheet C-11)
- 20' Long Level Lip Spreader (Sheet D-1)
- Construction Entrance (Sheet D-2)

Elevation contours range from 170 to 190 feet. A road and a chute are shown at the bottom. The plan is detailed with lot boundaries, easements, and specific construction notes for each feature.



1	Revised per comments by Town of Windham, DEP & ACOE.	BPG	KJB	10-3-18
2	Revised per comments by DEP for Stormwater.	BPG	KJB	10-22-18
3	Revised per comments by Gorrill Palmer 2-14-19.	BPG	KJB	2-20-19
No.	<i>Revision Description</i>	<i>Drawn</i>	<i>Check'd</i>	<i>Date</i>

Drwn By: BPG  
 Desg By: BPG / KJB  
 Chkd By: KJB  
 Aprvd By: KJB  
 Date: 7-30-18

**ACHERON ENGINEERING SERVICES**  
Engineering, Environmental & Geologic Consultants

147 Main St.  
Newport, ME. 04953  
(207)-368-5700

www.AcheronEngineering.com

24466 Powell Rd.  
Brooksville, FL 34601  
(352)-796-6236

# Subdivision Grading Site Plan

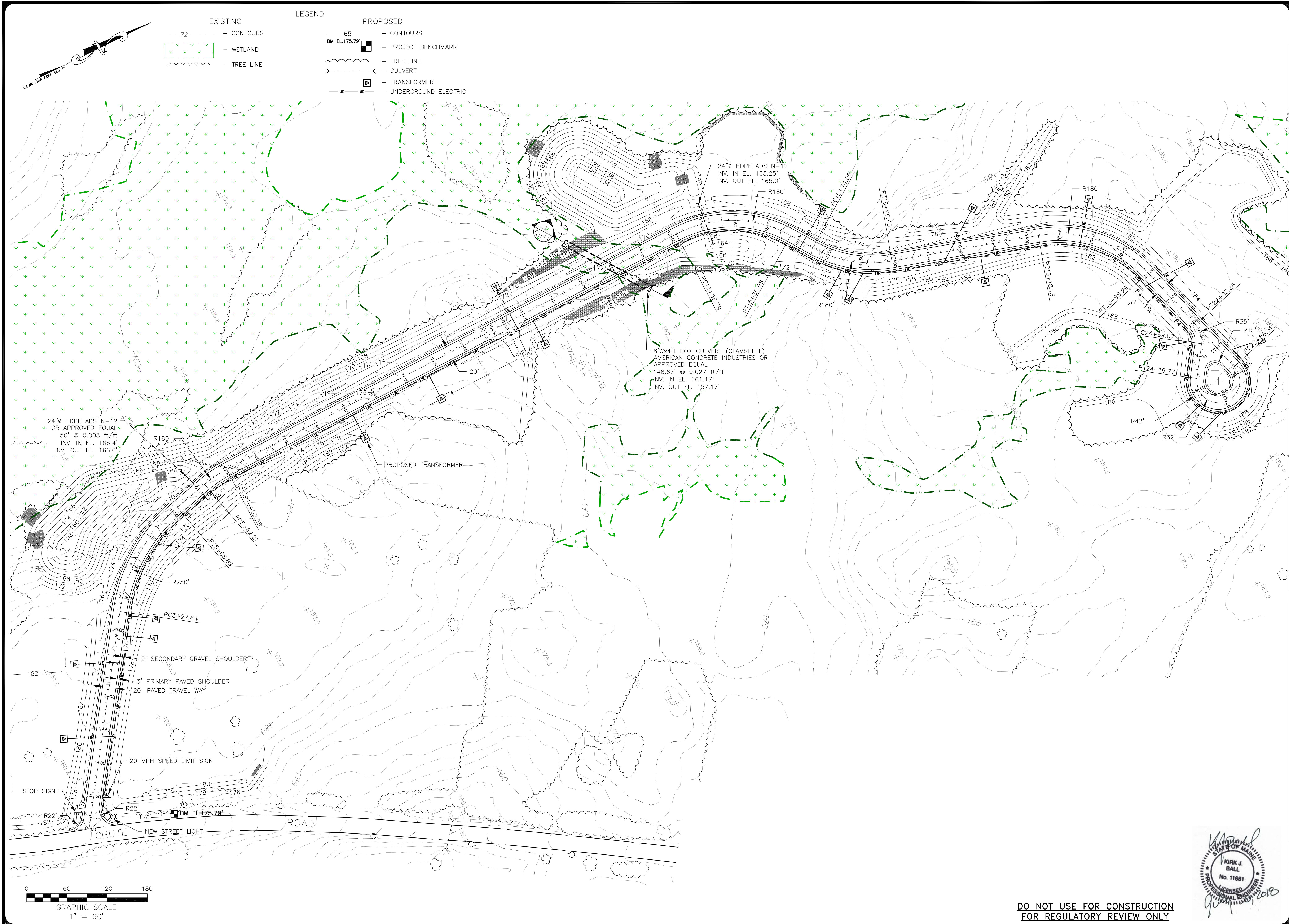
Durant Homestead  
Whute Road, Windham, Maine  
Matt Hancock Properties  
PO Box 295  
Casco, Maine 04015

Job Number:  
79800

Drawing No:  
C-6

Sheet 7 of 16





DO NOT USE FOR CONSTRUCTION  
FOR REGULATORY REVIEW ONLY

Subdivision Access Road

Site Plan

Durant Homestead  
Chute Road, Windham, Maine  
Matt Hancock Properties  
PO Box 295  
Casco, Maine 04015

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Down By: BFG

Desg By: BFG / KJB

Chkd By: KJB

Aprvd By: KJB

Date: 7-30-18

1

Revised per comments by Town of Windham, DEP & ACOE.

BFG

KJB

10-9-18

2

Revised per comments by DEP for Stormwater.

BFG

KJB

10-22-18

3

Revised per comments by Gorill Palmer 2-14-19.

BFG

KJB

2-20-19

No.

Revision Description

Chkd

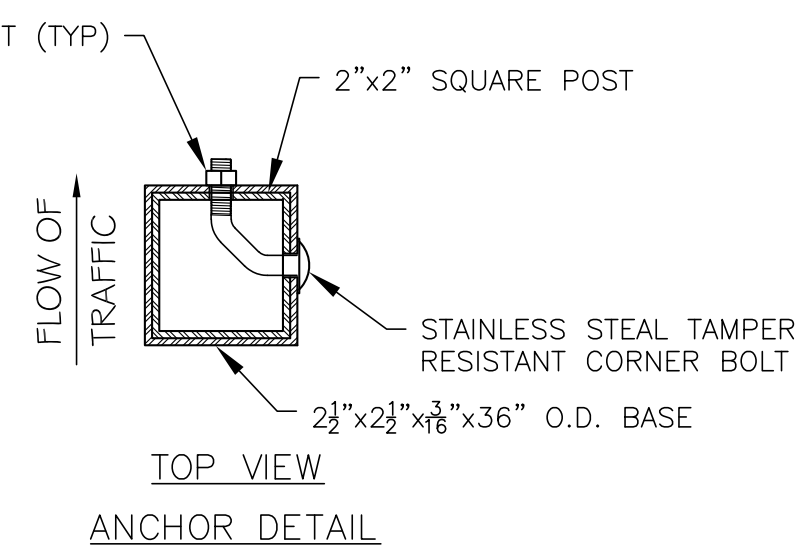
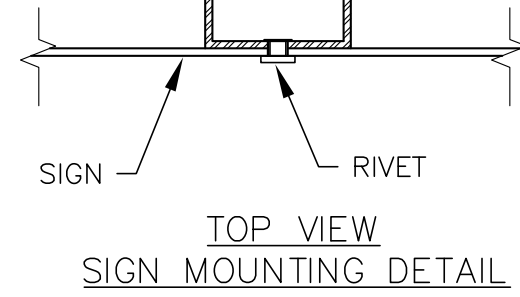
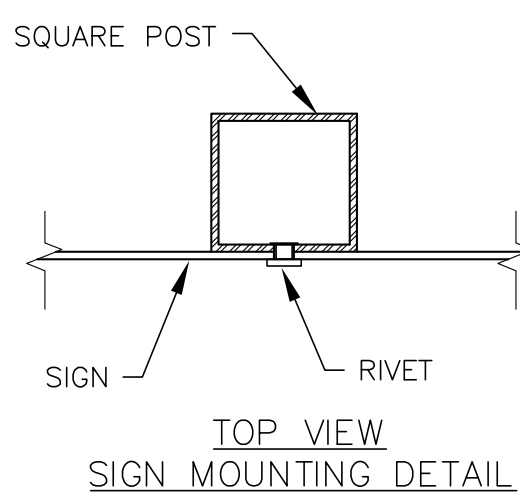
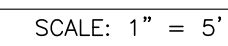
Date







SCALE: HORIZ. 1" = 10'  
VERT. 1" = 10'



STOP SIGN POST DETAIL

NOT TO SCALE



A circular professional engineer seal for the State of Maine. The outer ring contains the text "STATE OF MAINE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the name "KIRK J. BALL" and the license number "No. 11681". Below the license number, it says "LICENSED" and "EXPIRATION DATE 12/31/2018". The seal is stamped over a handwritten signature and the date "9/27/2018".

Drawn By: BPG  
 Desg By: BPG / KJB  
 Chkd By: KJB  
 Aprvd By: KJB  
 Date: 7-30-18

No.	Revision Description	Drawn	Chkd	Date
3	Revised per comments by Gornil Palmer 2-14-19.	BPG	KJB	2-20-19

Sheet 12 of 16