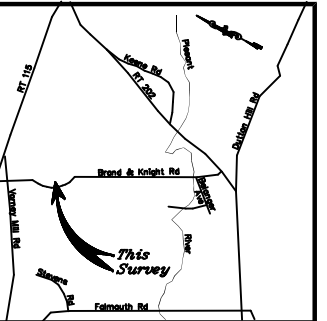


NOTES

- Owner of record is PIP, LLC by Quitclaim deed recorded in the Cumberland County Registry of Deeds in Book #35,544 Page #161.
- All bearings are referenced to Magnetic North per the plan listed in Note #3 below and calculated from angles of an actual on the ground survey.
- Reference is hereby made to a plan entitled "Standard Boundary Survey for Arnold R. Perkins located in Windham, Maine" dated June 1988 by D. A. Maxfield, Jr.
- Reference is hereby made to a plan by Robert Farthing of land located on Route 115 in Windham, Maine currently owned by Horton date unknown.
- Exchange of quit claim deeds is suggested along the southeasterly boundary line common to Partridge, O'Brien and Carney to confirm the stone walls and old wire fence as the true boundary.
- See "Perks Peak/ Tower Road Association" documents for the maintenance and snow plowing of Perk's Peak and Tower Roads.
- A waiver has been granted for underground utilities.
- This plan is an amendment to a "Plan for Division of Land of Arnold R. Perkins & Bonita A. Perkins off Brand & Knight Road Windham, Maine for Kevin Tibbets" dated February 2003 and recorded in Plan Book 204 Page 866 by adding Lot 87A-7, correcting a setback issues on Lot 87A-3, adjusting the road easement to align with the existing road and moving the turnaround to it's actual location.
- Items noted in the 2/3/97 memo from Steve Walker have been addressed A: turn-around is now permanent; B: See note 8; C: See typical road section; D: To be handled through the road owners association.
- Houses within the subdivision 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 Office.
- Lot 87D is the only "back lot" allowed as part of this subdivision and is subject to a 200' building setback from the right of way.
- Street trees shall be planted or preserved at an interval no less than one tree every 50 feet of roadway, and in accordance with Section 911.E.1.B of the Land Use Ordinance.
- The clearing limits shown on this plan shall be maintained for a period of (5) years from the date of Planning Board approval, and in accordance with Section 911.E. 1.A of the Land Use Ordinance.
- All stumps and demolition debris will be disposed of off site in accordance with current MDEP rules.
- There are no significant wildlife habitats shown on the IF&W maps available online at the MDEP website.



VICINITY MAP

State of Maine, Cumberland ss.  
Registry of Deeds  
Received \_\_\_\_\_ 20\_\_\_\_  
at \_\_\_\_\_ h \_\_\_\_ m \_\_\_\_ and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Attest: \_\_\_\_\_ Register

Minimum Bulk & Space Requirements  
Farm Zone

Lot Size:	80,000 sq.ft.
Street Frontage	200 ft.
Front Setback	40 ft.
Rear Setback	10 ft.
Side Setback	10 ft.

NET RESIDENTIAL ACERAGE CALCULATION  
for Map 19, Lots 87A,87A-7& 87A-3

Total Area of Parcel	369,003 sq.ft.
Wetland Area	18,473 sq.ft.
Net Residential Acreage	350,530 sq.ft.
350,530sq.ft./60,000sq.ft. per lot = 5.84 allowable lots	

LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe, Pin, Axel or Rebar Found
- Stone Wall
- Hardwood Tree with Wire
- Softwood Tree with Wire
- Utility Pole
- N/F Now or Formerly of
- (3173/611) Deed Book and Page Reference
- Soils Test
- Street Tree



Approved by the Town of  
Windham Planning Board:

Conditions:

Signed:

Date:



5th AMENDMENT

Plan for Division of Land of  
PIP, LLC  
Off  
Brand & Knight Road  
Windham, Maine  
For  
Randy Perkins  
Partis Peak Road, Windham, ME 04082

WAYNE T. WOOD & CO.

Gray, Maine 04039  
Drwn. By: KLW/WTW  
Scale: 1" = 100'  
Checked by: WTW  
Bk.No. 42

(207)657-3330  
Date  
June 2019  
Job No.  
216090