

NET RESIDENTIAL AREA	
ZONE:	RM1
AREA OF PARCEL:	1202,323 SF.
DEDUCTIONS:	
1. RIGHT-OF-WAYS	98,750 SF.
2. SLOPES OF 25% OR MORE (NOT INCLUDED IN #3 OR #5)	44,322 SF.
3. PORTION WITHIN 100 YR FLOOD FLAIN OR FLOODWAY	114,281 SF.
4. RESOURCE PROTECTION DISTRICT	0
5. WETLAND AREAS (NOT INCLUDED IN #3)	150,675 SF.
6. SURFACE WATERBODIES	INCLUDED IN #5
7. SIGNIFICANT WILDLIFE HABITAT	0
8. ENDANGERED BOTANICAL RESOURCES	0
	786,235 SF.
	+ 15,000
	52 LOTS

ZONE INFORMATION	
ZONE: MEDIUM DENSITY RESIDENTIAL (RM1)	
PERMITTED USE: DWELLING, SINGLE FAMILY DETACHED	
SPACE STANDARDS (RM1)	
MINIMUM LOT SIZE	20,000 SQ. FT.
NET RESIDENTIAL DENSITY	15,000 SQ. FT.
MAXIMUM LOT SIZE	NA
MINIMUM LOT WIDTH	100 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM REAR & SIDE YARDS	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	20%

WAIVERS:

- a) §910.C.1.e.3.b - HYDROGEOLOGIC ASSESSMENT SUBMISSION REQUIREMENT. A HYDROGEOLOGIC ASSESSMENT IS REQUIRED WHEN A SUBDIVISION IS LOCATED OVER A SAND AND GRAVEL AQUIFER OR WHEN THE SUBDIVISION HAS A DENSITY OF MORE THAN 1 DWELLING UNIT/100,000 SF. THE HYDROGEOLOGIC ASSESSMENT IS USED TO MAKE CERTAIN THAT GROUNDWATER CONCENTRATIONS OF NITRATES DO NOT EXCEED 10 MILLIGRAMS PER LITER AT THE PROJECT BOUNDARIES. WAIVER GRANTED 12/6/10.
- b) §911.b.5.1.a - HAMMERHEAD TURNAROUNDS EVERY 1000 FEET. PERFORMANCE STANDARD. DEAD END STREETS SERVED BY PUBLIC WATER HAVE NO MAXIMUM LENGTH LIMIT PROVIDED THERE ARE TURNAROUNDS EVERY 1000 FEET. WAIVER GRANTED 12/6/10.
- c) REQUEST WIDTH OF COLLECTOR ROAD REDUCTION FOR PHASE I. ROAD CONSTRUCTION WILL MEET ALL OTHER COLLECTOR ROAD CRITERIA. PHASE II WILL BE CONSTRUCTED TO LOCAL ROAD STANDARDS.

DEED REFERENCE

FROM PHYLLIS W. COLBY TO RICHARD O. COLBY DATED MAY 13, 2008 AND RECORDED IN BOOK 26124, PAGE 31. REFERENCE IS ALSO MADE TO AGREEMENT DEEDS RECORDED IN BOOK 11924, PAGES 331 AND 333.

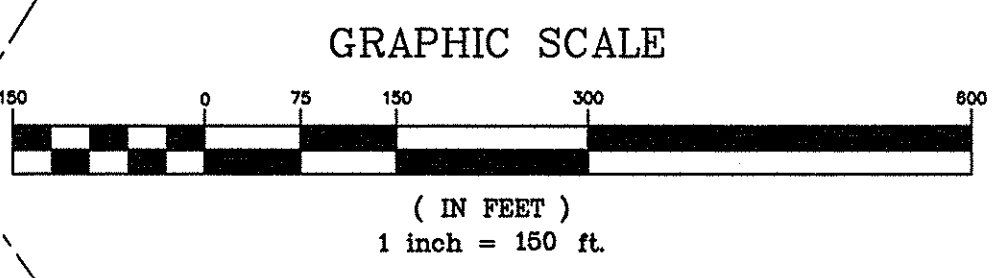
CONDITIONS OF APPROVAL:

- 1. APPROVAL IS DEPENDANT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED AUGUST 30, 2010, AS AMENDED DECEMBER 28, 2010, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 213-11(F) OF THE SUBDIVISION ORDINANCE.
- 2. BUILDINGS 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 ENGINEER
 - B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE 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.
- 3. PERMANENT MARKERS, WITH APPROPRIATE CAPS, SHALL BE SET AT ALL THE BOUNDARIES OF BOTH:
 - A. THE WETLAND BOUNDARIES ON LOTS 1-10, 12, 18-22, & 26, AND
 - B. THE BOUNDARY OF THE STORMWATER BUFFERS. LOCATIONS OF THE PERMANENT MARKERS SHALL BE SHOWN ON THE FINAL PLAN.
- 4. THE PROPERTY CURRENTLY DESIGNATED ON THE PLAN AS "TRANSFER TO ABUTTER PRIOR TO CLOSING" SHALL BE TRANSFERRED TO AN ABUTTER PRIOR TO FINAL PLAN APPROVAL. IF THE PROPERTY IS NOT TRANSFERRED TO AN ABUTTER, IT SHALL BE INCLUDED AND REVIEWED AS A NUMBERED LOT ON THE FINAL SUBDIVISION PLAN.

GENERAL NOTES:

- 1. DEVELOPER: SUSAN DUCHAINE, LLC, PO BOX 369, GORHAM, MAINE
- 2. OWNER: PHYLLIS W. COLBY, LIFE ESTATE, C/O RICHARD COLBY, CHARLOTTE, VT. CUMBERLAND COUNTY REGISTRY OF DEEDS BK 26124, PG. 31, DATED APRIL 13, 2008.
- 3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- 4. BOUNDARY INFORMATION BY LEWIS & WASHINA, INC., GORHAM, MAINE.
- 5. TOPOGRAPHIC INFORMATION BY AERIAL SURVEY & PHOTO, INC., NORRIDGEWOOD, MAINE, GROUND CONTROL BY LEWIS & WASHINA, INC., GORHAM, ME, DATE OF PHOTOGRAPHY: 11-22-2009, DATE MAPPING COMPLETED: 01-08-2010. ADDITIONAL GROUND SURVEY BY LEWIS & WASHINA, INC. CONTROL: VERTICAL DATUM: N.A.V.D. 1988. HORIZONTAL DATUM: ASSUMED MAGNETIC 98. BASIS OF BEARING: THE BASIS OF BEARING IS GRID NORTH PER GPS WETLAND LOCATION DATA PROVIDED BY MARK HAMPTON ASSOCIATES, INC. SEE NORTH ARROW FOR ADDITIONAL INFORMATION REGARDING GRID NORTH PER SURVEYOR DATA. SURVEYOR DATA BASED ON TRADITIONAL METHODS BY LOCATING MDOT CONTROL POINTS 4-1(13)-10 AND 1219-31.
- 6. WETLAND AND SOIL INFORMATION PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE, MARK HAMPTON, CSS #216, LSE #263.
- 7. ZONE: MEDIUM DENSITY RESIDENTIAL (RM1) AND STREAM PROTECTION (SP) PROPOSED USE: DWELLING: SINGLE FAMILY, DETACHED
- 8. TAX MAP REFERENCE: MAP 6/ LOT 38.
- 9. TOTAL PARCEL = 27.6 acres. LOTS AND ROAD = 20.6 acres, OPEN SPACE = 7.0 acres.
- 10. HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON SHEET C02.
- 11. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- 12. OPEN SPACE IS INCLUDED IN THIS SUBDIVISION.
- 13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
- 14. IRON RODS TO BE SET AT ALL CORNERS OF LOTS, GRANITE MONUMENTS TO BE SET AS SHOWN ON THESE PLANS BY THE DEVELOPER.
- 15. STREET NAME: TO BE DETERMINED.
- 16. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THESE PLANS ARE ALLOWED. LOT OWNERS WILL NEED TO OBTAIN AN NRPA PERMIT FOR ACTIVITIES WITHIN 15' OF A PROTECTED NATURAL RESOURCE.
- 17. ALL DRIVEWAY ACCESS WILL BE FROM WITHIN THE SUBDIVISION.
- 18. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THESE PLANS IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL UNLESS A REVISED PLAN IS APPROVED BY THE BOARD.
- 19. MANDATORY BUFFERS FOR STORMWATER DEPICTED ON THE PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED. MODIFICATION OF STORMWATER BUFFER AREAS WILL REQUIRE DEP APPROVAL.
- 20. COMMON LAND OR OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DWELLING UNITS SHALL BE ALLOWED IN THESE AREAS. CONSTRUCTION AND IMPROVEMENTS IN THESE AREAS SHALL BE LIMITED TO STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
- 21. THE APPLICANT IS RESPONSIBLE FOR SUBDIVISION INFRASTRUCTURE UNTIL IT IS TRANSFERRED TO EITHER THE HOMEOWNERS ASSOCIATION OR THE TOWN. THE ROADS MAY BE OFFERED FOR ACCEPTANCE BY THE TOWN COUNCIL AS TOWN STREETS AFTER A DETERMINATION BY THE TOWN THAT ALL APPLICABLE STREET CONSTRUCTION STANDARDS HAVE BEEN MET.
- 22. APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF WINDHAM OF ANY STREET, EASEMENT, OPEN SPACE, PARKS, PLAYGROUNDS, OR OTHER RECREATION AREAS SHOWN ON THIS PLAN.
- 23. WETLANDS IN OPEN SPACE = 3.1+ AC, TOTAL OPEN SPACE = 7.0 AC. WETLAND % IN OPEN SPACE = 44% (3.1 AC / 7.0 AC.) SEE SHEET C12 FOR WETLAND LIMITS.
- 24. BUILDINGS 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 ENGINEER
 - B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE 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.
- 25. NO FURTHER SUBDIVISION OF LOTS SHALL OCCUR WITHOUT APPROVAL OF THE MAINE DEP AND THE TOWN OF WINDHAM.
- 26. WHEREAS THIS SITE HAS A STORMWATER PERMIT ANY MODIFICATIONS TO THESE PLANS WILL NEED TO BE APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THIS AREA MAY BE USED TO PROVIDE A FUTURE 50' RIGHT OF WAY TO ADJACENT PROPERTY. REDESIGN OF THE STORMWATER TREATMENT SYSTEM WILL BE REQUIRED.



PERIMETER LINE TABLE

LINE	LENGTH	BEARING
L1	56.41'	S1°00'55"E
L2	168.93'	N10°30'10"E
L3	96.61'	N51°12'44"W
L4	170.84'	N43°59'58"E
L5	131.58'	S41°21'30"E
L6	84.61'	N48°02'14"E
L7	88.99'	N68°34'31"E

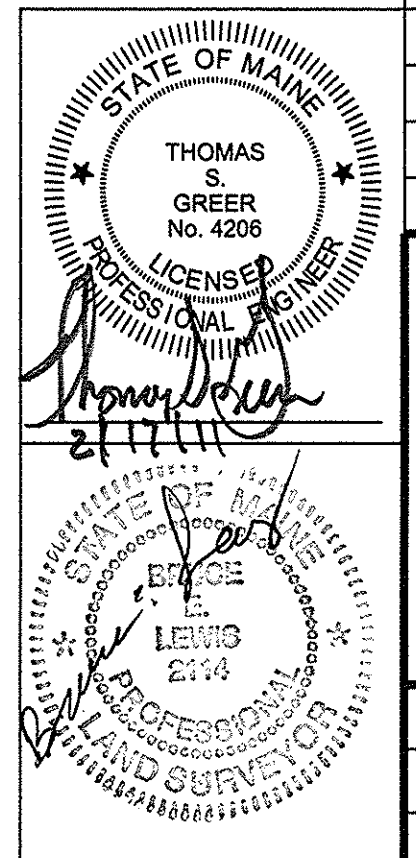
SEE SUBDIVISION PLAN SHEET 2 OF 2 FOR LOT DESCRIPTIONS

EASEMENT NOTES:

- 1. STORMWATER EASEMENTS ON LOTS 1, 13, 14, 15, 17, & 26 ARE GRANTED TO THE HOMEOWNERS ASSOCIATION.
- 2. ELECTRICAL UTILITY EASEMENTS FOR TRANSFORMERS ARE GRANTED TO CENTRAL MAINE POWER COMPANY.

SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

DATE _____



REV.	DATE	DESCRIPTION
4	2/16/11	REV'D PER SURVEYOR COMMENTS
3	12/28/10	REMOVED PHASE LINE
2	12/17/10	REV'D PER STAFF REVIEW
1	11/16/10	REVISED NOTE 16

PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

SUSAN DUCHAINE, LLC
 PO BOX 369, GORHAM, MAINE 04038
 RECORD OWNER: RICHARD COLBY, P.O. BOX 141, CHARLOTTE, VT 05445
VALLEY VIEW SUBDIVISION
 BARNES ROAD, WINDHAM, MAINE
SUBDIVISION PLAN
 SHEET 1 of 2

SCALE: AS SHOWN DRN BY: CAB/JDC
 DATE: OCTOBER 11, 2010 DESG BY: TSG
 PROJECT: 09151 CHK BY: TSG

CO.1