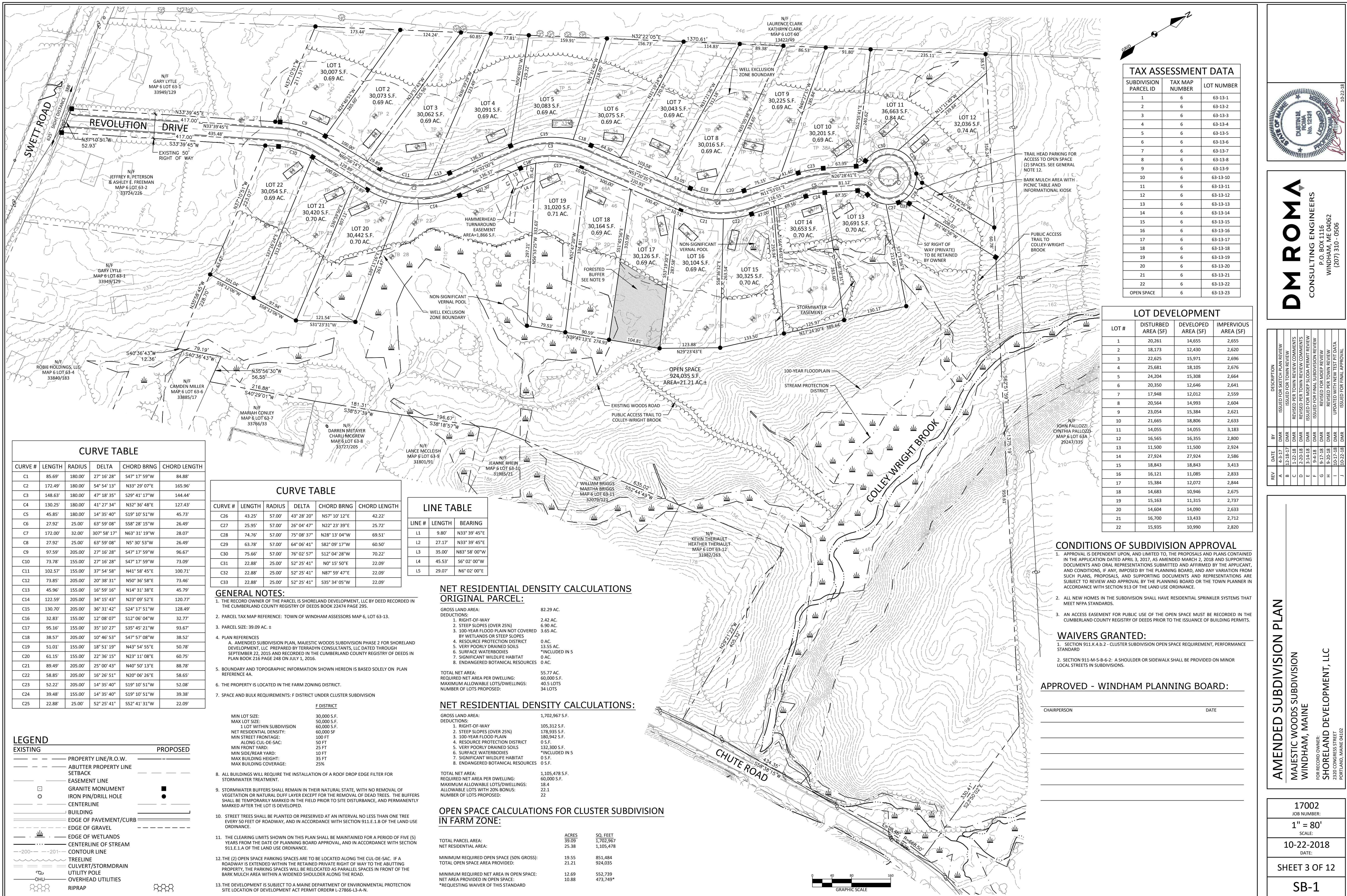






TAX ASSESSMENT DATA		
SUBDIVISION PARCEL ID	TAX MAP NUMBER	LOT NUMBER
1	6	63-13-1
2	6	63-13-2
3	6	63-13-3
4	6	63-13-4
5	6	63-13-5
6	6	63-13-6
7	6	63-13-7
8	6	63-13-8
9	6	63-13-9
10	6	63-13-10
11	6	63-13-11
12	6	63-13-12
13	6	63-13-13
14	6	63-13-14
15	6	63-13-15
16	6	63-13-16
17	6	63-13-17
18	6	63-13-18
19	6	63-13-19
20	6	63-13-20
21	6	63-13-21
22	6	63-13-22
OPEN SPACE	6	63-13-23

LOT DEVELOPMENT			
LOT #	DISTURBED AREA (SF)	DEVELOPED AREA (SF)	IMPERVIOUS AREA (SF)
1	20,261	14,655	2,655
2	18,173	12,430	2,620
3	22,625	15,971	2,696
4	25,681	18,105	2,676
5	24,204	15,308	2,664
6	20,350	12,646	2,641
7	17,948	12,012	2,559
8	20,564	14,993	2,604
9	23,054	15,384	2,621
10	21,665	18,806	2,633
11	14,055	14,055	3,183
12	16,565	16,355	2,800
13	11,500	11,500	2,924
14	27,924	27,924	2,586
15	18,843	18,843	3,413
16	16,121	11,085	2,833
17	15,384	12,072	2,844
18	14,683	10,946	2,675
19	15,163	11,315	2,737
20	14,604	14,090	2,633
21	16,700	13,433	2,712
22	15,935	10,990	2,820

REV	DATE	BY	DESCRIPTION
B	12-18-17	DMR	ISSUED FOR TOWN REVIEW
C	1-22-18	DMR	REVISED PER TOWN REVIEW COMMENTS
D	2-20-18	DMR	REVISED PER TOWN REVIEW COMMENTS
E	3-14-18	DMR	ISSUED FOR MDP SLODA PERMIT REVIEW
F	9-4-18	DMR	ISSUED FOR FINAL SUBDIVISION REVIEW
G	9-17-18	DMR	REVISED FOR MDP REVIEW
H	9-20-18	DMR	REVISED PER TOWN REVIEW
I	10-17-18	DMR	UPDATED WITH NEW TEST PIT DATA
J	10-22-18	DMR	ISSUED FOR FINAL APPROVAL
K	11-14-18	DMR	ADDED CONDITIONS OF APPROVAL

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	85.69'	180.00'	27° 16' 28"	S47° 17' 59"W	84.88'
C2	172.49'	180.00'	54° 54' 13"	N33° 29' 07"E	165.96'
C3	148.63'	180.00'	47° 18' 35"	S29° 41' 17"W	144.44'
C4	130.25'	180.00'	41° 27' 34"	N32° 36' 48"E	127.43'
C5	45.85'	180.00'	14° 35' 40"	S19° 10' 51"W	45.73'
C6	27.92'	25.00'	63° 59' 08"	S58° 28' 15"W	26.49'
C7	172.00'	32.00'	307° 58' 17"	N63° 31' 19"W	28.07'
C8	27.92'	25.00'	63° 59' 08"	N5° 30' 53"W	26.49'
C9	97.59'	205.00'	27° 16' 28"	S47° 17' 59"W	96.67'
C10	73.78'	155.00'	27° 16' 28"	S47° 17' 59"W	73.09'
C11	102.57'	155.00'	37° 54' 58"	N41° 58' 45"E	100.71'
C12	73.85'	205.00'	20° 38' 31"	N50° 36' 58"E	73.46'
C13	45.96'	155.00'	16° 59' 16"	N14° 31' 38"E	45.79'
C14	122.59'	205.00'	34° 15' 43"	N23° 09' 52"E	120.77'
C15	130.70'	205.00'	36° 31' 42"	S24° 17' 51"W	128.49'
C16	32.83'	155.00'	12° 08' 07"	S12° 06' 04"W	32.77'
C17	95.16'	155.00'	35° 10' 27"	S35° 45' 21"W	93.67'
C18	38.57'	205.00'	10° 46' 53"	S47° 07' 08"W	38.52'
C19	51.01'	155.00'	18° 51' 19"	N43° 54' 55"E	50.78'
C20	61.15'	155.00'	22° 36' 15"	N23° 11' 08"E	60.75'
C21	89.49'	205.00'	25° 00' 43"	N40° 50' 13"E	88.78'
C22	58.85'	205.00'	16° 26' 51"	N20° 06' 26"E	58.65'
C23	52.22'	205.00'	14° 35' 40"	S19° 10' 51"W	52.08'
C24	39.48'	155.00'	14° 35' 40"	S19° 10' 51"W	39.38'
C25	22.88'	25.00'	52° 25' 41"	S52° 41' 31"W	22.09'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C26	43.25'	57.00'	43° 28' 20"	N57° 10' 12"E	42.22'
C27	25.95'	57.00'	26° 04' 47"	N22° 23' 39"E	25.72'
C28	74.76'	57.00'	75° 08' 37"	N28° 13' 04"W	69.51'
C29	63.78'	57.00'	64° 06' 41"	S82° 09' 17"W	60.50'
C30	75.66'	57.00'	76° 02' 57"	S12° 04' 28"W	70.22'
C31	22.88'	25.00'	52° 25' 41"	N07° 15' 50"E	22.09'
C32	22.88'	25.00'	52° 25' 41"	S87° 59' 47"E	22.09'
C33	22.88'	25.00'	52° 25' 41"	S35° 34' 05"W	22.09'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.80'	N33° 39' 45"E
L2	27.17'	N33° 39' 45"E
L3	35.00'	N83° 58' 00"W
L4	45.53'	S6° 02' 00"W
L5	29.07'	N6° 02' 00"E

NET RESIDENTIAL DENSITY CALCULATIONS

ORIGINAL PARCEL:

GROSS LAND AREA:	82.29 AC.
DEDUCTIONS:	
1. RIGHT-OF-WAY	2.42 AC.
2. STEEP SLOPES (OVER 25%)	6.90 AC.
3. 100-YEAR FLOOD PLAIN NOT COVERED BY WETLANDS OR STEEP SLOPES	3.65 AC.
4. RESOURCE PROTECTION DISTRICT	0 AC.
5. VERY POORLY DRAINED SOILS	13.55 AC.
6. SURFACE WATERBODIES	*INCLUDES
7. SIGNIFICANT WILDLIFE HABITAT	0 AC.
8. ENDANGERED BOTANICAL RESOURCES	0 AC.

TOTAL NET AREA:	55.77 AC.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	40.5 LOTS
NUMBER OF LOTS PROPOSED:	34 LOTS

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,702,967
DEDUCTIONS:	
1. RIGHT-OF-WAY	105,312 S.
2. STEEP SLOPES (OVER 25%)	178,935 S.
3. 100-YEAR FLOOD PLAIN	180,942 S.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	132,300 S.
6. SURFACE WATERBODIES	*INCLUDED
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	1,105,478
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	18.4
ALLOWABLE LOTS WITH 20% BONUS:	22.1
NUMBER OF LOTS PROPOSED:	22

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION
IN FARM ZONE:

TOTAL PARCEL AREA:
NET RESIDENTIAL AREA:

MINIMUM REQUIRED OPEN SPACE (50% GROSS):
TOTAL OPEN SPACE AREA PROVIDED:

MINIMUM REQUIRED NET AREA IN OPEN SPACE:
NET AREA PROVIDED IN OPEN SPACE:
*REQUESTING WAIVER OF THIS STANDARD

CONDITIONS OF SUBDIVISION APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED APRIL 3, 2017, AS AMENDED OCTOBER 19, 2018 AND SUBMITTED VERBALLY 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 913 OF THE LAND USE ORDINANCE.
2. ALL NEW HOMES IN THE SUBDIVISION SHALL HAVE RESIDENTIAL SPRINKLER SYSTEMS THAT MEET NFPA STANDARDS.
3. AN ACCESS EASEMENT FOR PUBLIC USE OF THE OPEN SPACE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
4. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS IN PHASE III UNTIL THE MAJESTIC WOODS PHASE II IMPROVEMENTS HAVE BEEN COMPLETED.

WAIVERS GRANTED:

1. SECTION 911.K.4.b.2 - CLUSTER SUBDIVISION OPEN SPACE REQUIREMENT, PERFORMANCE STANDARD
2. SECTION 911-M-5-B-6-2: A SHOULDER OR SIDEWALK SHALL BE PROVIDED ON MINOR LOCAL STREETS IN SUBDIVISIONS.

APPROVED - WINDHAM PLANNING BOARD:

CHAMP/PERSON *Approved* 10-22-18
DATE *10-22-18*
for RM.
[Signature]
[Signature]
[Signature]

AMENDED SUBDIVISION PLAN

MAJESTIC WOODS SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
SHORELAND DEVELOPMENT, LLC

17002 JOB NUMBER:
1" = 80' SCALE:
11-14-2018 DATE:
SHEET 3 OF 12
SB-1