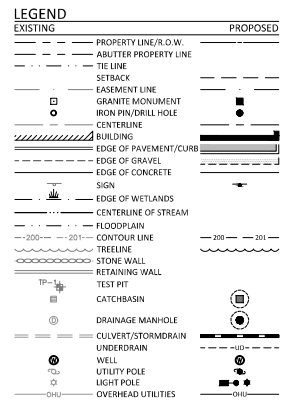
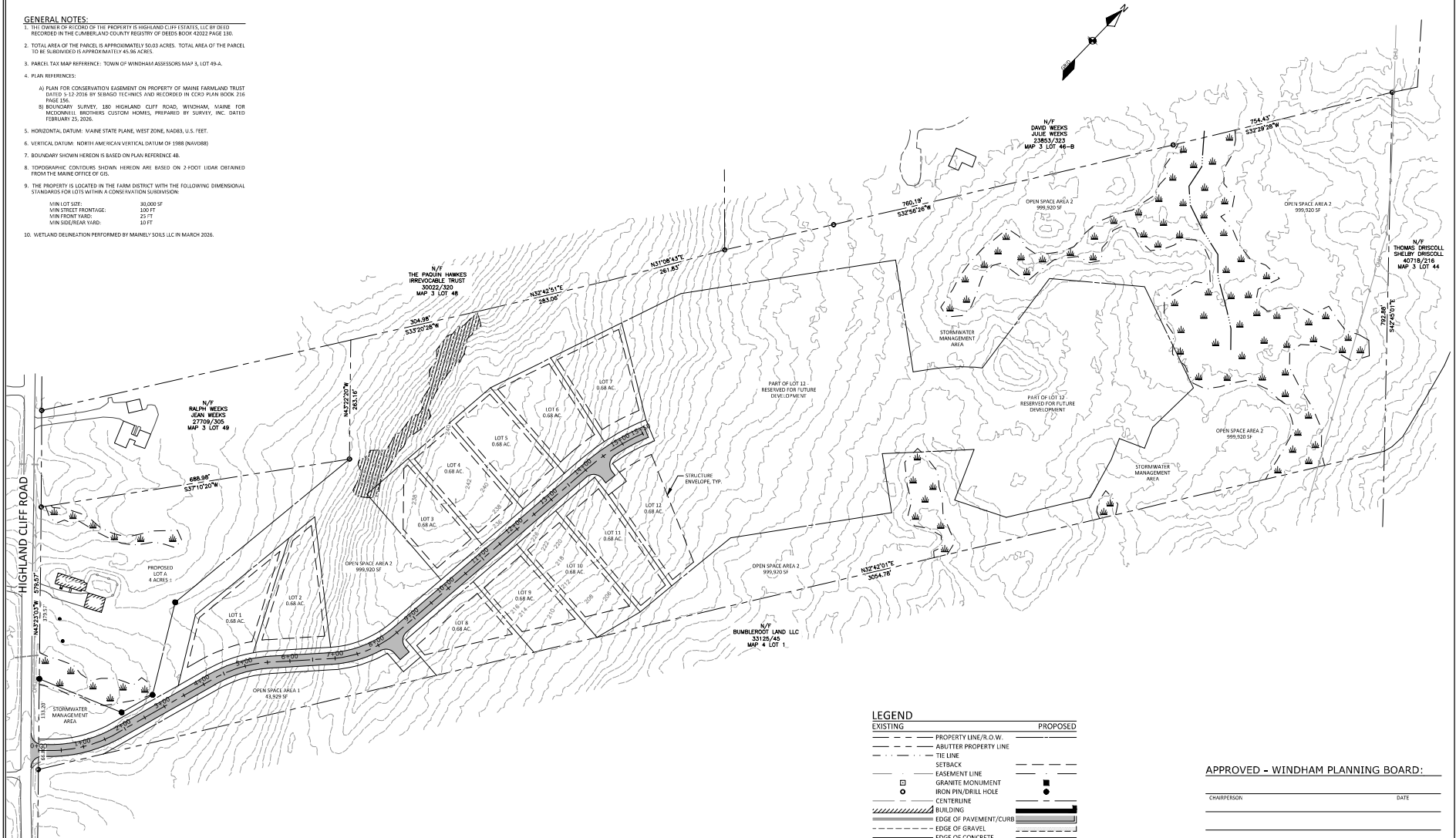


GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS HIGHLAND CLIFF ESTATES, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4202 PAGE 130.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50.03 ACRES. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 45.96 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 3, LOT 49-A.
- PLAN REFERENCES:
 - PLAN FOR CONSERVATION EASEMENT ON PROPERTY OF MAINE FARMLAND TRUST DATED 11-12-2004 BY SIMON T. CHAMBERS AND RECORDED IN CDDP PLAN BOOK 116 PAGE 156.
 - BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCCONNELL BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 23, 2024.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
- WETLAND DELINEATION PERFORMED BY MAINELY SOILS, LLC IN MARCH 2025.



APPROVED - WINDHAM PLANNING BOARD:

CHARPERSON	DATE

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

RECEIVED _____ PM AND RECORDED IN _____
PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

WAIVERS REQUESTED:

- SECTION 911.6-B - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	2,179,488 S.F. (50.03 ACRES)
LOT AREA DEDUCTED FROM SUBDIVISION PARCEL:	176,966 S.F. (4.03 ACRES)
LAND AREA OF SUBDIVISION PARCEL:	2,002,522 S.F. (45.98 ACRES)

DEDUCTIONS:

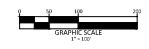
1. RIGHT-OF-WAY	143,569 S.F.
2. STEP SLOPES (COVER 25%)	17,372 S.F.
3. 500-YEAR FLOODPLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POOR TO MARGINAL SOILS	168,636 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SENSITIVE WILDLIFE HABITAT	0 S.F.
8. UNDISTURBED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA: 1,672,715 S.F. (38.40 ACRES)
REQUIRED NET AREA PER DWELLING: 60,000 S.F.
MAXIMUM ALLOWABLE # LOTS/DWELLINGS: 27
NUMBER OF LOTS PROPOSED: 12

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	758 AC.
50% NET RESIDENTIAL AREA:	18,320 S.F.
TOTAL OPEN SPACE REQUIRED:	767.8 AC. (58,780)
OPEN SPACE PROVIDED:	23.96 AC. (52,130)

(SEE WAIVERS AND CONDITIONS OF APPROVAL)



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04092
(207) 951-5055

REV.	DATE	BY	DESCRIPTION

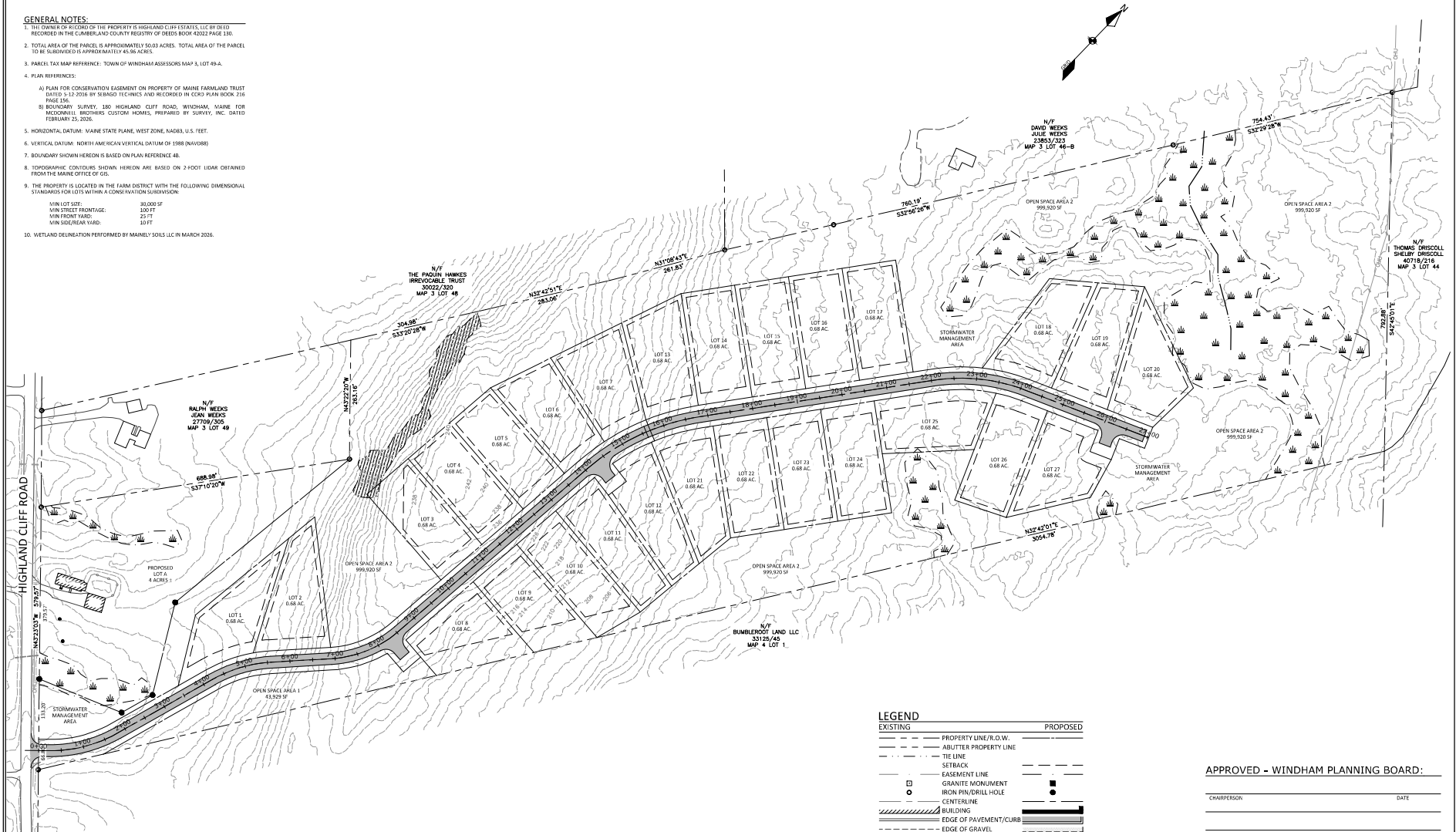
SUBDIVISION PLAN
HIGHLAND CLIFF ESTATES
WINDHAM, MAINE
FOR HIGHLAND CLIFF ESTATES, LLC
WINDHAM, ME 04092

25073
SIC NUMBER
1" = 100'
SCALE
5-18-2026
DATE
SHEET 3 OF 3
SB-1

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS HIGHLAND CLIFF ESTATES, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4202 PAGE 130.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50.03 ACRES. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 45.96 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 3, LOT 49-A.
- PLAN REFERENCES:
 - PLAN FOR CONSERVATION EASEMENT ON PROPERTY OF MAINE FARMLAND TRUST DATED 11-12-2006 BY SIMONO TECHINOS AND RECORDED IN CDDP PLAN BOOK 116 PAGE 156.
 - BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCCONNELL BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 23, 2006.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY SURVEY HEREON IS BASED ON PLAN REFERENCE 4B.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
- WETLAND DELINEATION PERFORMED BY MAINELY SOILS, LLC IN MARCH 2020.



WAIVERS REQUESTED:
 1. SECTION 911.6-B - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	2,179,488 S.F. (50.03 ACRES)
LOT AREA DIVIDED FROM SUBDIVISION PARCEL:	176,966 S.F. (4.03 ACRES)
LAND AREA OF SUBDIVISION PARCEL:	2,002,522 S.F. (45.98 ACRES)

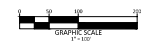
DEDUCTIONS:

1. RIGHT-OF-WAY	143,569 S.F.
2. STEEP SLOPES (COVER 25%)	17,372 S.F.
3. 500-YEAR FLOODPLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POOR TO MARGINAL SOILS	168,636 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SENSITIVE WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,672,715 S.F. (38.40 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE # LOTS/DWELLINGS:	27
NUMBER OF LOTS PROVIDED:	27

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	758 AC.
50% NET RESIDENTIAL AREA:	19.20 AC.
TOTAL OPEN SPACE REQUIRED:	767.8 AC. (58.7%)
OPEN SPACE PROVIDED:	23.96 AC. (52.1%)

(SEE WAIVERS AND CONDITIONS OF APPROVAL)



LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPOSED
--- ABUTTER PROPERTY LINE	--- THE LINE
--- SETBACK	--- EASEMENT LINE
--- GRANITE MONUMENT	--- IRON PIN/DRILL HOLE
--- CENTERLINE	--- BUILDING
--- EDGE OF PAVEMENT/CURB	--- EDGE OF GRAVEL
--- EDGE OF CONCRETE	--- SIGN
--- EDGE OF WETLANDS	--- CENTERLINE OF STREAM
--- FLOODPLAIN	--- FLOODPLAIN
--- 200' --- 201' --- CONTOUR LINE	--- 200' --- 201' --- CONTOUR LINE
--- TRELLISE	--- STONE WALL
--- RETAINING WALL	--- TEST PIT
--- CATCHBASIN	--- CATCHBASIN
--- DRAINAGE MANHOLE	--- DRAINAGE MANHOLE
--- CULVERT/STORMDRAIN	--- UNDERDRAIN
--- WELL	--- UTILITY POLE
--- LIGHT POLE	--- LIGHT POLE
--- OVERHEAD UTILITIES	--- OVERHEAD UTILITIES

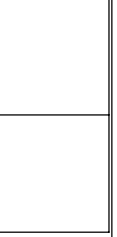
APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON:	DATE:

STATE OF MAINE
 COUNTY SS. REGISTRY OF DEEDS

RECEIVED _____ PM _____ 2026
 AT _____ M AND RECORDED IN
 PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



DM ROMA
 CONSULTING ENGINEERS
 P.O. BOX 1116
 WINDHAM, ME 04092
 (207) 951-5955

REV.	DATE	BY	DESCRIPTION

AMENDED SUBDIVISION PLAN
 HIGHLAND CLIFF ESTATES
 WINDHAM, MAINE
 FOR HIGHLAND CLIFF ESTATES, LLC
 240 HIGHLAND CLIFF ROAD
 WINDHAM, ME 04092

25073
 50% NUMBER
 1" = 100'
 SCALE
 5-18-2026
 DATE
 SHEET 3 OF 3
 SB-1