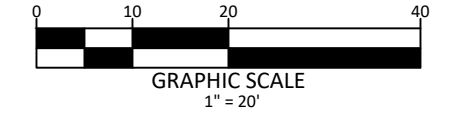


EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
IRON PIN/DRILL HOLE	IRON PIN/DRILL HOLE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
WETLANDS	WETLANDS
EDGE OF WATER	EDGE OF WATER
CONTOUR LINE	CONTOUR LINE
BOULDER WALL	BOULDER WALL



- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS JOHN A. COLLINS BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38268 PAGE 40.
 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 29,054 SF.
 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 13, LOT 14-18.
 4. PLAN REFERENCES:
 - A) SUBDIVISION PLAN OF NELSON MEADOWS SUBDIVISION, ALBION ROAD AND HAYFIELD LANE, WINDHAM, MAINE FOR RECORD OWNER GRONDIN CORPORATION, PREPARED BY DM ROMA CONSULTING ENGINEERS, DATED APRIL 1, 2021 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 221 PAGE 211.
 - B) AMENDED SUBDIVISION PLAN OF NELSON MEADOWS SUBDIVISION, ALBION ROAD AND HAYFIELD LANE, WINDHAM, MAINE FOR RECORD OWNER GRONDIN CORPORATION, PREPARED BY DM ROMA CONSULTING ENGINEERS, DATED DECEMBER 15, 2022 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 222 PAGE 581.
 5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FOOT LIDAR CONTOURS PREPARED PRIOR TO CONSTRUCTION OF THE NELSON MEADOWS SUBDIVISION. EXISTING SITE FEATURES WERE LOCATED BY DM ROMA CONSULTING ENGINEERS UTILIZING TOPCON HIPER VP GPS EQUIPMENT ON AUGUST 14, 2024.
 9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT.
 10. SPACE AND BULK REQUIREMENTS: CONSERVATION SUBDIVISION IN FR DISTRICT

MIN LOT SIZE:	20,000 SF
NET RESIDENTIAL DENSITY:	40,000 SF/DWELLING
MIN STREET FRONTAGE:	75 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	20%
 11. ALL CONDITIONS OF APPROVAL AND GENERAL NOTES IDENTIFIED ON THE ORIGINAL SUBDIVISION PLAN (PLAN REFERENCE 4A), UNLESS EXPRESSLY REVISED BY THIS PLAN, REMAIN IN EFFECT.
- WAIVERS GRANTED:**
1. SECTION 911-M-5-A-1: STREET STANDARDS IN ACCORDANCE WITH APPENDIX B.
 2. SECTION 911-M-5-B-5: PUBLIC DEAD-END STREET PERFORMANCE STANDARD.

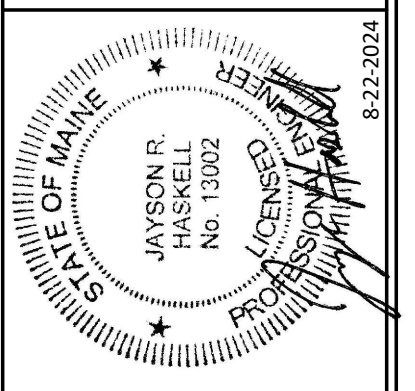
AMENDMENT NOTE:
 THIS PLAN IS AN AMENDMENT TO THE SUBDIVISION PLAN IDENTIFIED IN PLAN REFERENCE 4A. THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE SETBACK ON LOT 18 TO THE OBSERVED WATERLINE AT EDGE OF THE EXISTING POND ADJACENT TO THE LOT.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE
 COUNTY SS. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT ____h ____m ____M AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER

NOT FOR CONSTRUCTION



DM ROMA
 CONSULTING ENGINEERS
 P.O. BOX 1116
 WINDHAM, ME 04062
 (207) 591-5055

REV	DATE	BY	DESCRIPTION
A	8-22-24	JRH	ISSUED TO TOWN FOR REVIEW

SECOND AMENDED SUBDIVISION PLAN
 NELSON MEADOWS SUBDIVISION
 ALBION ROAD & HAYFIELD LANE
 WINDHAM, MAINE
 FOR RECORD OWNER:
JOHN A. COLLINS
 15 VANESSA DRIVE
 WINDHAM, MAINE 04062

20020
 JOB NUMBER:
 1" = 20'
 SCALE:
 8-22-2024
 DATE:
 SHEET 1 OF 1
 2ASB