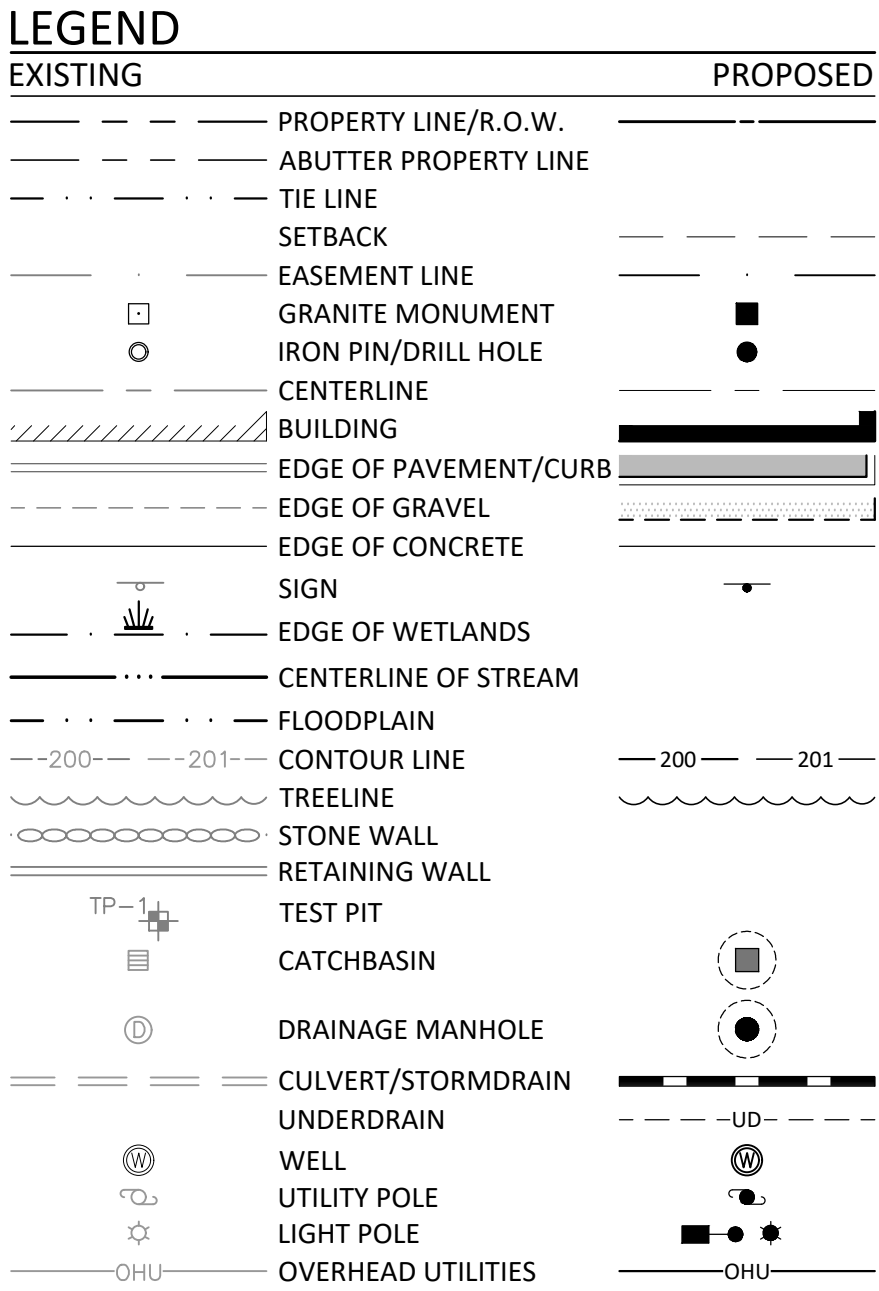


1. THE OWNER OF RECORD OF THE PROPERTY IS HIGHLAND CLIFF ESTATES, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 40222 PAGE 130.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50.03 ACRES. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 45.96 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 3, LOT 49-A.
4. PLAN REFERENCES:
 - A) PLAN FOR CONSERVATION EASEMENT ON PROPERTY OF MAINE FARMLAND TRUST DATED 9-12-2016 BY SEBAGO TECHINCS AND RECORDED IN CRD PLAN BOOK 216 PAGE 156.
 - B) BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCDONALD BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 25, 2026.
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 4B.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. 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
10. WETLAND DELINEATION PERFORMED BY MAINLY SOILS LLC IN MARCH 2026.



1. SECTION 911.K.6.b - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD

GROSS LAND AREA:	2,179,488 S.F. (50.03 ACRES)
LOT A TO BE DIVIDED FROM SUBDIVISION PARCEL:	176,396 S.F. (4.05 ACRES)
LAND AREA OF SUBDIVISION PARCEL:	2,003,092 S.F. (45.98 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	143,569 S.F.
2. STEEP SLOPES (OVER 25%)	17,372 S.F.
3. 10- YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	169,436 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENHANCED NATURAL RESOURCES	0 S.F.
TOTAL NET AREA:	
REQUIRED NET AREA PER DWELLING:	16,712,715 S.F. (38.40 ACRES)
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	60,000 S.F.
NUMBER OF LOTS PROPOSED:	27

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	7.58 AC.
50% NET RESIDENTIAL AREA :	<u>19.20 AC.</u>
TOTAL OPEN SPACE REQUIRED:	26.78 AC. (58.2%)
OPEN SPACE PROVIDED:	23.96 AC. (52.1%)
(SEE WAIVERS AND CONDITIONS OF APPROVAL)	

CHAIRPERSON	DATE

STATE OF MAINE	
_____ COUNTY SS. REGISTRY OF DEEDS	
RECEIVED _____,	20 _____
AT _____h _____m _____M AND RECORDED IN	
PLAN BOOK _____	PAGE _____
ATTEST: _____	REGISTER

25073 JOB NUMBER:
1" = 100' SCALE:
7-8-2026 DATE:
SHEET 3 OF
SB-1