

#### NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL LAND AREA: 498,265 S.F.

DEDUCTIONS:

- RIGHT-OF-WAY 0 S.F.
- STEEP SLOPES (OVER 25%) 0 S.F.
- 100-YEAR FLOOD PLAIN 0 S.F.
- RESOURCE PROTECTION DISTRICT 0 S.F.
- VERY POORLY DRAINED SOILS 31,712 S.F.
- SUBSTANTIALLY DRAINED 0 S.F.
- SIGNIFICANT WILDLIFE HABITAT 0 S.F.
- ENDANGERED BOTANICAL RESOURCES 0 S.F.

TOTAL NET AREA: 466,553 S.F.

REQUIRED NET AREA PER DWELLING: 5,000 S.F. (RCCFO DISTRICT)

MAXIMUM ALLOWABLE DWELLINGS: 93

NUMBER OF UNITS PROPOSED: 50

#### GENERAL NOTES:

- THE OWNER OF THE PROPERTY IS WELD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33768 PAGE 286 AND BOOK 34816 PAGE 291.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 11.4 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOT 27K.
- PLAN REFERENCES
  - "BOUNDARY SURVEY OF SWETT ROAD AND ROUTE 202, WINDHAM, MAINE" FOR HOLMAN DEVELOPMENT CORPORATION, PREPARED BY SURVEY, INC. DATED THROUGH MAY 2018.
  - "WOODSIDE CONDOMINIUM RETIREMENT COMMUNITY" FOR WELD, LLC, PREPARED BY DM ROMA CONSULTING ENGINEERS DATED THROUGH 2-21-2019.
- 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 4A.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS AND SUPPLEMENTED WITH ON-THE-GROUND SURVEY FROM SURVEY, INC.
- THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT AND RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT.
- SPACE AND BULK REQUIREMENTS:
 

MIN LOT SIZE:	FR DISTRICT	RCCFO DISTRICT
NET RESIDENTIAL DENSITY	50,000 S.F.	200,000 S.F.
	4,000 S.F.	5,000 S.F.
MIN STREET FRONTAGE:	150 FT	
MIN FRONT YARD:	30 FT	
MIN SIDE/REAR YARD:	10 FT	
MAX BUILDING HEIGHT:	35 FT	
- THE PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT ORDER # L-28315-NJ-A-N WITH AN APPROVAL DATE OF AUGUST 16, 2019.
- THE PROJECT IS SUBJECT TO AN ENGINEERED WASTEWATER DISPOSAL SYSTEM APPROVAL ISSUED FROM THE MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES.

#### LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
SETBACK	
EASEMENT LINE	
GRANITE MONUMENT	■
IRON PIN/DRILL HOLE	●
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF WETLANDS	
CENTERLINE OF STREAM	
CONTOUR LINE	
FORESTED STORMWATER BUFFER	□
LIMITED DISTURBANCE MEADOW BUFFER	▨

#### TAX ASSESSMENT DATA:

SUBDIVISION UNIT ID	TAX MAP NUMBER	LOT NUMBER
1	9	27K-01
2	9	27K-02
3	9	27K-03
4	9	27K-04
5	9	27K-05
6	9	27K-06
7	9	27K-07
8	9	27K-08
9	9	27K-09
10	9	27K-10
11	9	27K-11
12	9	27K-12
13	9	27K-13
14	9	27K-14
15	9	27K-15
16	9	27K-16
17	9	27K-17
18	9	27K-18
19	9	27K-19
20	9	27K-20
21	9	27K-21
22	9	27K-22
23	9	27K-23
24	9	27K-24
25	9	27K-25
26	9	27K-26
27	9	27K-27
28	9	27K-28
29	9	27K-29
30	9	27K-30
31	9	27K-31
32	9	27K-32
33	9	27K-33
34	9	27K-34
35	9	27K-35
36	9	27K-36
37	9	27K-37
38	9	27K-38
39	9	27K-39
40	9	27K-40
41	9	27K-41
42	9	27K-42
43	9	27K-43
44	9	27K-44
45	9	27K-45
46	9	27K-46
47	9	27K-47
48	9	27K-48
49	9	27K-49
50	9	27K-50

#### WAIVERS GRANTED:

- SECTION 910.C.1.C.1 - HIGH INTENSITY SOILS SURVEY, SUBMISSION REQUIREMENT
- SECTION 911.H.1.B - GROUNDWATER QUALITY, PERFORMANCE STANDARD
- SECTION 911.M.5.A.6.1: ACCESS DRIVES, MAJOR PRIVATE ROAD STANDARD, PERFORMANCE STANDARD

#### CONDITIONS OF SUBDIVISION APPROVAL

- APPROVAL IS DEPENDANT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 18, 2019, AS FURTHER AMENDED MAY 13, 2019, AND OCTOBER 21 OF 2019 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. THERE SHALL BE NO VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
- PRIOR TO ANY BLASTING FOR PHASE 2, AS DELINEATED ON PLAN SHEET P-2, THE APPLICANT SHALL SUBMIT A DETAILED BLASTING PLAN TO PLANNING STAFF FOR REVIEW AND RECEIPE APPROVAL OF THE EXTENTS OF PRE-BLAST SURVEY WORK. THE DETAILED BLASTING PLAN SHALL INCLUDE A LEDGE PROFILE CREATED USING A DRILL RIG, AN ESTIMATE OF THE QUANTITY AND DURATION OF BLASTING REQUIRED, EXTENTS OF AREAS WHERE BLASTING MAY OCCUR, AND WHEN IT MAY OCCUR.

**SUBDIVISION AMENDMENT NOTE:**  
THE PURPOSE OF THIS PLAN IS TO AMEND THE BASELINE BETWEEN PHASE 1 AND PHASE 2 TO MOVE UNITS 42-50 FROM PHASE 1 TO PHASE 2 AND THE CONSTRUCTION OF UNITY DRIVE FROM PHASE 2 AND INTO PHASE 1. THE PHASE 2 PLAN WAS APPROVED BY THE WINDHAM PLANNING BOARD BUT HAS NOT BEEN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

APPROVED - WINDHAM PLANNING BOARD:

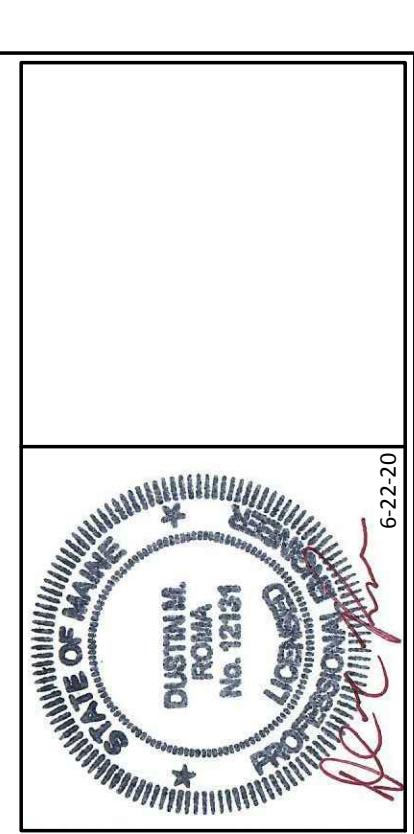
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

#### AMENDED SUBDIVISION PLAN

WOODSIDE CONDOMINIUM RETIREMENT COMMUNITY  
WINDHAM, MAINE

FOR: WELD, LLC  
PO BOX 1361  
WINDHAM, MAINE 04062

17070  
JOB NUMBER:  
1" = 60'  
SCALE:  
6-22-2020  
DATE:  
SHEET 1 OF 1  
REGISTER  
SB-1



#### LINE TABLE

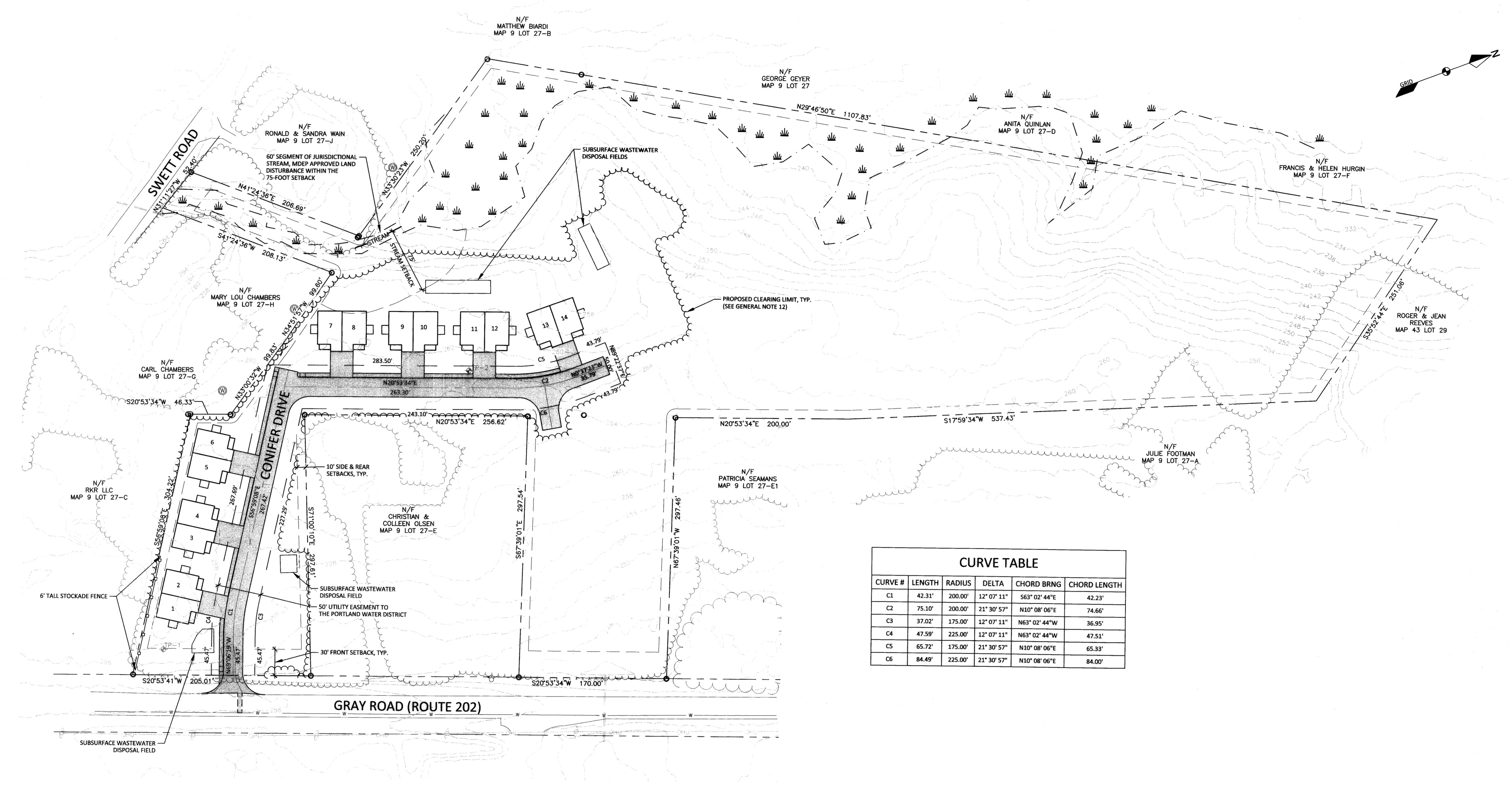
LINE #	LENGTH	BEARING
L1	36.81'	N79° 23' 20"W

#### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	42.31'	200.00'	12° 07' 11"	N63° 02' 44"E	42.23'
C2	75.10'	200.00'	21° 30' 57"	N10° 08' 06"E	74.66'
C3	37.02'	175.00'	12° 07' 11"	N63° 02' 44"W	36.95'
C4	47.59'	225.00'	12° 07' 11"	N63° 02' 44"W	47.51'
C5	65.72'	175.00'	21° 30' 57"	N10° 08' 06"E	65.33'
C6	84.49'	225.00'	21° 30' 57"	N10° 08' 06"E	84.00'
C7	40.98'	200.00'	11° 44' 19"	N73° 31' 11"W	40.90'

0 30 60 120  
GRAPHIC SCALE

STATE OF MAINE COUNTY SS. REGISTRY OF DEEDS RECEIVED _____, 20_____ AT _____ h _____ m _____ M AND RECORDED IN PLAN BOOK _____ PAGE _____ ATTEST: _____ REGISTER
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DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOLUTE PROTECTION DISTRICT	0 S.F.
5. VERNAL POOL AND SOILS	31,712 S.F.
6. SURFACE WATERBODY	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	466,553 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F. (RCCFO DISTRICT)
MAXIMUM ALLOWABLE DWELLINGS:	93
NUMBER OF UNITS PROPOSED:	14

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
□ GRANITE MONUMENT	■ IRON PIN/DRILL HOLE
○ CENTERLINE	
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF WETLANDS	EDGE OF WETLANDS
CONTOUR LINE	CONTOUR LINE
— 200 —	— 200 —
— 201 —	— 201 —

#### GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS WELD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33768 PAGE 286 AND BOOK 34816 PAGE 291.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 11.4 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOT 27K.
4. PLAN REFERENCES
  - a) "BOUNDARY SURVEY OF SWETT ROAD AND ROUTE 202, WINDHAM, MAINE" FOR HOLMAN DEVELOPMENT CORPORATION PREPARED BY SURVEY, INC. DATED THROUGH MAY 2018.
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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 LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT AND RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT.

#### 10. SPACE AND BULK REQUIREMENTS:

	FR DISTRICT	RCCFO DISTRICT
MIN LOT SIZE:	50,000 S.F.	200,000 S.F.
MIN RESIDENTIAL DENSITY:	40,000 S.F.	5,000 S.F.
MIN STREET FRONTAGE:	150 FT	
MIN FRONT YARD:	30 FT	
MIN SIDE/REAR YARD:	30 FT	
MAX BUILDING HEIGHT:	35 FT	

11. WETLAND DELINEATION PREPARED IN JUNE 2018 BY MARK HAMPTON ASSOCIATES, INC.
12. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1A OF THE LAND USE ORDINANCE. THE PLANNING BOARD MAY APPROVE REVISIONS OR EXPANSIONS TO THE CLEARING LIMITS AS A PLAN AMENDMENT BEFORE THE 5 YEARS.
13. THE TOWN OF WINDHAM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN, AND IF THE PRIVATE WAY HAS NOT BEEN BUILT TO PUBLIC WAY STANDARDS, THE TOWN COUNCIL WILL NOT ACCEPT IT AS A PUBLIC WAY.
14. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOF DROP EDGE FILTER ALONG THE REAR OF THE BUILDING FOR STORMWATER TREATMENT.
15. THE OWNER RESERVES THE RIGHT TO ADD ADDITIONAL DWELLING UNITS TO THIS PLAN UPON RECEIVING AMENDED SUBDIVISION APPROVAL FROM THE WINDHAM PLANNING BOARD.

#### TAX ASSESSMENT DATA:

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14	9	27K-14

#### CONDITIONS OF SUBDIVISION APPROVAL:

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 7, 2018, AS AMENDED FEBRUARY 22, 2019 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 913 OF THE LAND USE ORDINANCE.
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24. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 7, 2018, AS AMENDED FEBRUARY 22, 2019 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 913 OF THE LAND USE ORDINANCE.
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27. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 7, 2018, AS AMENDED FEBRUARY 22, 2019 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 913 OF THE LAND USE ORDINANCE.
28. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOS

