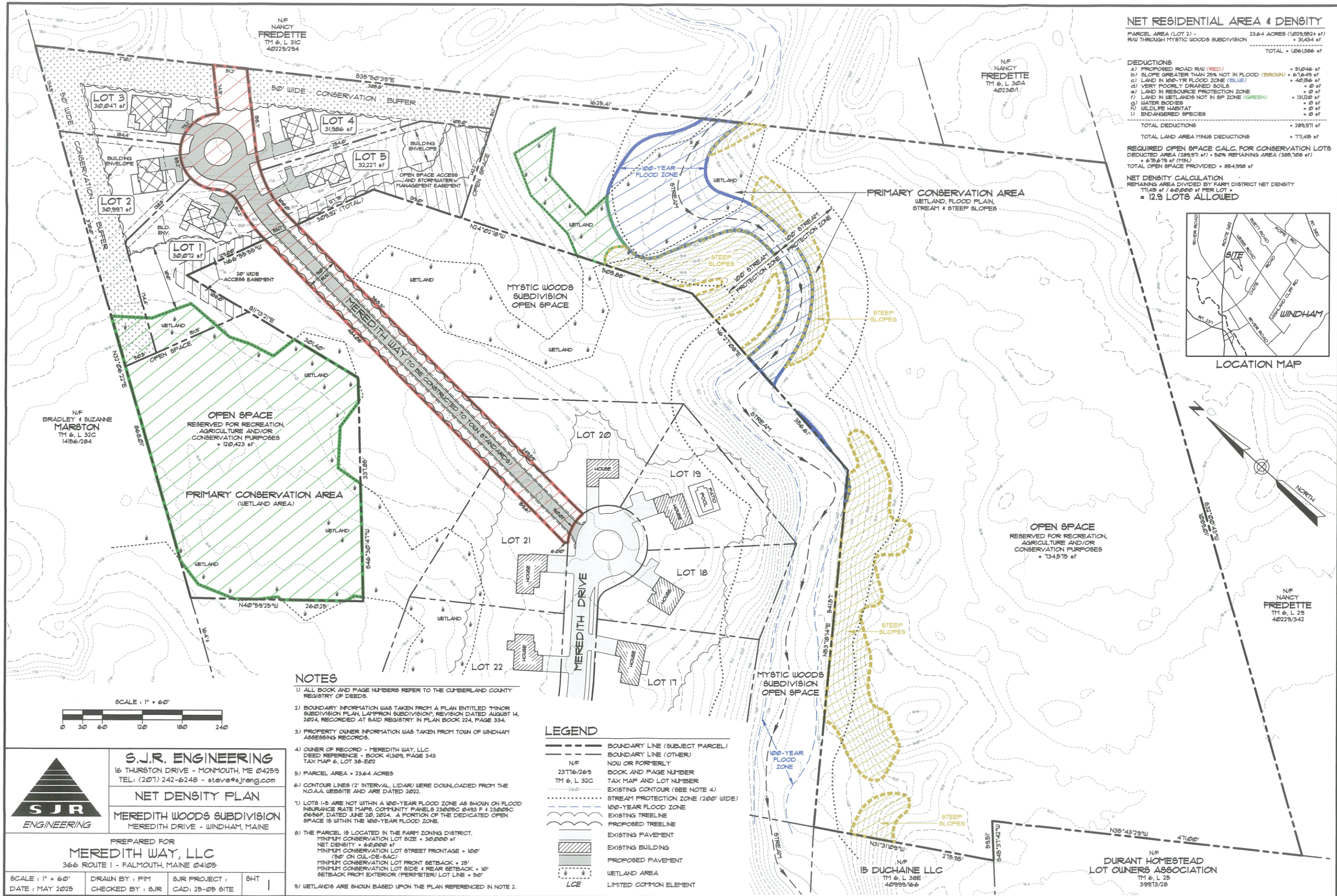


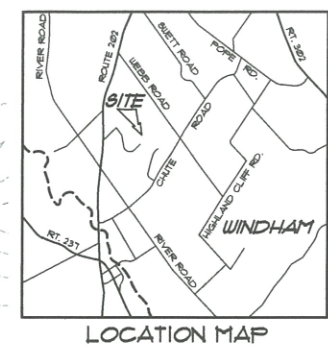


NET RESIDENTIAL AREA & DENSITY	
PARCEL AREA (LOT 2) -	23.64 ACRES (1,029,952 sf)
R/W THROUGH MYSTIC WOODS SUBDIVISION	31,434 sf
TOTAL = 1,061,386 sf	

DEDUCTIONS	
a) PROPOSED ROAD R/W (RED)	= 51,046 sf
b) SLOPE GREATER THAN 25% NOT IN FLOOD (BROWN)	= 61,649 sf
c) LAND IN 100-YR FLOOD ZONE (BLUE)	= 40,156 sf
d) VERY POORLY DRAINED SOILS	= 0 sf
e) LAND IN RESOURCE PROTECTION ZONE	= 0 sf
f) LAND IN WETLANDS NOT IN SF ZONE (GREEN)	= 131,200 sf
g) WATER BODIES	= 0 sf
h) WILDLIFE HABITAT	= 0 sf
i) ENDANGERED SPECIES	= 0 sf

TOTAL DEDUCTIONS = 289,971 sf
TOTAL LAND AREA MINUS DEDUCTIONS = 114,415 sf
REQUIRED OPEN SPACE CALC. FOR CONSERVATION LOTS
DEDUCTED AREA (289,971 sf) + 50% REMAINING AREA (385,100 sf)
= 675,071 sf (MIN)
TOTAL OPEN SPACE PROVIDED = 854,998 sf

NET DENSITY CALCULATION
REMAINING AREA DIVIDED BY FARM DISTRICT NET DENSITY
114,415 sf / 60,000 sf PER LOT =
12.9 LOTS ALLOWED



- NOTES**
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - 2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PLAN, LAMFRON SUBDIVISION", REVISION DATED AUGUST 14, 2024, RECORDED AT SAID REGISTRY IN PLAN BOOK 224, PAGE 334.
 - 3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.
 - 4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343
TAX MAP 6, LOT 38-E02
 - 5) PARCEL AREA = 23.64 ACRES
 - 6) CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE AND ARE DATED 2022.
 - 7) LOTS 1-5 ARE NOT WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 230095C @493 F & 230095C @656F, DATED JUNE 20, 2024. A PORTION OF THE DEDICATED OPEN SPACE IS WITHIN THE 100-YEAR FLOOD ZONE.
 - 8) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf
NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'
 - 9) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2.

- LEGEND**
- BOUNDARY LINE (SUBJECT PARCEL)
 - BOUNDARY LINE (OTHER)
 - N/F NOW OR FORMERLY
 - 23716/269 BOOK AND PAGE NUMBER
 - TM 6, L 32C TAX MAP AND LOT NUMBER
 - 24- EXISTING CONTOUR (SEE NOTE 4)
 - 100-YEAR FLOOD ZONE (200' WIDE)
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING PAVEMENT
 - EXISTING BUILDING
 - PROPOSED PAVEMENT
 - WETLAND AREA
 - LCE LIMITED COMMON ELEMENT

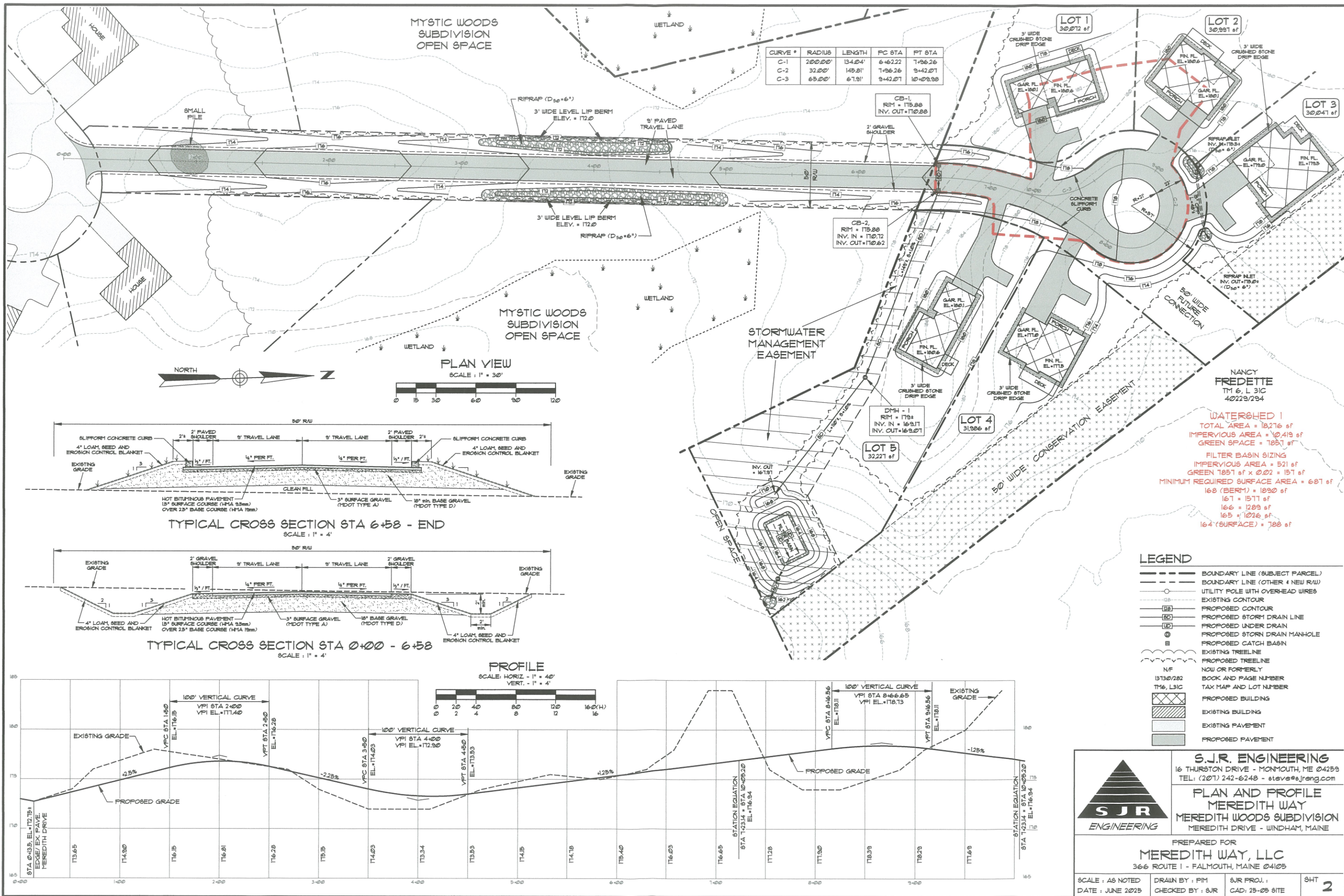


S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04253
TEL: (207) 242-6248 - steve@sjr-eng.com

NET DENSITY PLAN
MEREDITH WOODS SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE: 1" = 60'	DRAWN BY: PIM	SJR PROJECT:	SHT
DATE: MAY 2025	CHECKED BY: SJR	CAD: 25-05 01TE	



LOT AREAS

LOT 1	30,800 SF
LOT 2	30,800 SF
LOT 3	30,800 SF
LOT 4	30,800 SF
LOT 5	30,800 SF
LOT 6	30,800 SF
LOT 7	30,800 SF
LOT 8	30,800 SF
LOT 9	30,800 SF
LOT 10	30,800 SF
LOT 11	30,800 SF
LOT 12	30,800 SF
LOT 13	30,800 SF
LOT 14	30,800 SF
LOT 15	30,800 SF
LOT 16	30,800 SF
LOT 17	30,800 SF
LOT 18	30,800 SF
LOT 19	30,800 SF
LOT 20	30,800 SF
LOT 21	30,800 SF
LOT 22	30,800 SF
LOT 23	30,800 SF

LOT DESCRIPTIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	6.15'	105.48'	105.31'	S 11°24'32" E	5°00'11"
C2	6.15'	105.48'	105.31'	N 11°24'32" W	5°00'11"
C3	225'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C4	225'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C5	225'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C6	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C7	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C8	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C9	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C10	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C11	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C12	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C13	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C14	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C15	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C16	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C17	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"
C18	3.15'	105.48'	105.31'	N 11°24'32" E	5°00'11"

LINE	BEARING	DISTANCE
L1	N 11°24'32" E	46.11'
L2	S 11°24'32" W	50.00'
L3	N 11°24'32" E	46.11'
L4	S 11°24'32" W	46.11'
L5	S 11°24'32" W	46.11'
L6	S 11°24'32" W	46.11'
L7	S 11°24'32" W	46.11'
L8	S 11°24'32" W	46.11'
L9	S 11°24'32" W	46.11'
L10	S 11°24'32" W	46.11'
L11	S 11°24'32" W	46.11'
L12	S 11°24'32" W	46.11'
L13	S 11°24'32" W	46.11'
L14	S 11°24'32" W	46.11'
L15	S 11°24'32" W	46.11'
L16	S 11°24'32" W	46.11'
L17	S 11°24'32" W	46.11'
L18	S 11°24'32" W	46.11'
L19	S 11°24'32" W	46.11'
L20	S 11°24'32" W	46.11'
L21	S 11°24'32" W	46.11'
L22	S 11°24'32" W	46.11'
L23	S 11°24'32" W	46.11'

NEW MEREDITH WAY



LOT IMPERVIOUS & LANDSCAPE AREAS

SUBDIVISION LOT NUMBER	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)
LOT 1	3,000	8,000
LOT 2	3,000	8,000
LOT 3	3,000	8,000
LOT 4	3,000	8,000
LOT 5	3,000	8,000
LOT 6	3,000	8,000
LOT 7	3,000	8,000
LOT 8	3,000	8,000
LOT 9	3,000	8,000
LOT 10	3,000	8,000
LOT 11	3,000	8,000
LOT 12	3,000	8,000
LOT 13	3,000	8,000
LOT 14	3,000	8,000
LOT 15	3,000	8,000
LOT 16	3,000	8,000
LOT 17	3,000	8,000
LOT 18	3,000	8,000
LOT 19	3,000	8,000
LOT 20	3,000	8,000
LOT 21	3,000	8,000
LOT 22	3,000	8,000
LOT 23	3,000	8,000

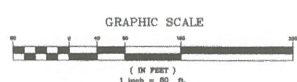
WETLAND IMPACT

AREA 1	2,000 SF
AREA 2	1,000 SF
AREA 3	1,000 SF
AREA 4	1,000 SF
TOTAL	5,000 SF

TO PROTECT THE WETLANDS PERMANENT PARKING AREAS TO BE SET ALONG THE WETLAND BOUNDARIES ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23.

LEGEND

EXISTING	PROPOSED
--- ADJUTERS PROPERTY	--- BUILDING SETBACK
--- THREAD OF THE STREAM	--- EASEMENT UTILITY OR STORMWATER
--- 25' STREAM SETBACK	--- EASEMENT, CIP TRANSPORTER
--- 5' STREAM PROTECTION ZONE	
--- FLOODPLAIN	
--- WETLAND LIMIT	
--- ZONING DISTRICT	
--- STONE WALL	
--- EDGE OF PAVEMENT	
	--- BUILDING



SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

APPROVED JANUARY 25, 2016

HOUSE & TAX MAP NUMBERS

SUBDIVISION LOT NUMBER	TAX MAP	LOT TAX NUMBER	HOUSE ADDRESS
LOT 1	6	380-1	XX TO BE DETERMINED
LOT 2	6	380-2	XX TO BE DETERMINED
LOT 3	6	380-3	XX TO BE DETERMINED
LOT 4	6	380-4	XX TO BE DETERMINED
LOT 5	6	380-5	XX TO BE DETERMINED
LOT 6	6	380-6	XX TO BE DETERMINED
LOT 7	6	380-7	XX TO BE DETERMINED
LOT 8	6	380-8	XX TO BE DETERMINED
LOT 9	6	380-9	XX TO BE DETERMINED
LOT 10	6	380-10	XX TO BE DETERMINED
LOT 11	6	380-11	XX TO BE DETERMINED
LOT 12	6	380-12	XX TO BE DETERMINED
LOT 13	6	380-13	XX TO BE DETERMINED
LOT 14	6	380-14	XX TO BE DETERMINED
LOT 15	6	380-15	XX TO BE DETERMINED
LOT 16	6	380-16	XX TO BE DETERMINED
LOT 17	6	380-17	XX TO BE DETERMINED
LOT 18	6	380-18	XX TO BE DETERMINED
LOT 19	6	380-19	XX TO BE DETERMINED
LOT 20	6	380-20	XX TO BE DETERMINED
LOT 21	6	380-21	XX TO BE DETERMINED
LOT 22	6	380-22	XX TO BE DETERMINED
LOT 23	6	380-23	XX TO BE DETERMINED

PINHAM & GREER CIVIL ENGINEERS

1251 1/2

STATE OF MAINE

ROBERT C. LIBBY JR.

1/25/16

PLS 5168

7 1/26/16 FOR PLANNING BOARD SUBMITTAL

8 1/26/16 ISSUED FOR FINAL SUBMITTAL

9 1/26/16 REVISED FOR STAFF REVIEW

10 1/26/16 REVISED FOR STAFF REVIEW

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DANA LAMPRON

129 WESTERLEA WAY

STANDISH, ME

MYSTIC WOODS SUBDIVISION

BARNES ROAD

WINDHAM, MAINE

SUBDIVISION PLAN

SHEET 2 OF 2

C0.2

MAP/LOT 6 / 380

