



NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL NET AREA:	272,134 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	4.54
NUMBER OF LOTS PROPOSED:	4

	ACRES	SQ. FEET
GROSS LAND AREA:	7.84	341,591
NET RESIDENTIAL AREA:	6.25	272,134
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	3.92	170,796
TOTAL OPEN SPACE AREA PROVIDED:	4.09	177,979
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	3.12	136,067
NET AREA PROVIDED IN OPEN SPACE:	3.12	136,109

1. THE OWNERS OF RECORD OF THE PROPERTY ARE DAIGLE FINANCIAL & DEVELOPMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34775 PAGE 332 AND JANICE L. BEATTIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 9885 PAGE 180.

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|--------------------------|-------------|
| MIN LOT SIZE:            | 30,000 S.F. |
| MAX LOT SIZE:            | 50,000 S.F. |
| 1 LOT WITHIN SUBDIVISION | 60,000 S.F. |
| NET RESIDENTIAL DENSITY: | 60,000 SF   |
| MIN STREET FRONTAGE:     | 100 FT      |
| MIN FRONT YARD:          | 25 FT       |
| MIN SIDE/REAR YARD:      | 10 FT       |
| MAX BUILDING HEIGHT:     | 35 FT       |
| MAX BUILDING COVERAGE:   | 25%         |

11. WETLAND DELINEATION PERFORMED BY MAINLY SOILS, LLC IN AUGUST 2018

APPROVED: TOWN OF WINDHAM PLANNING BOARD

# SKETCH SUBDIVISION PLAN

NASH ROAD PROPERTY

FOR RECORD OWNER:  
DAIGLE FINANCIAL & DEVELOPMENT, LLC

FOR RECORD OWNER:  
**DAIGLE FINA**  
85 NASH ROAD  
WINDHAM, ME 04062

18029  
JOB NUMBER

1" = 40'  
SCALE:

9-4-2018  
DATE:

SHEET 1 OF 1

SB-1

**DM ROMA**  
CONSULTING ENGINEERS

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