



#### NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 341,591 S.F.

DEDUCTIONS:

1. RIGHT-OF-WAY 27,587 S.F.
2. STEEP SLOPES (OVER 25%) 0 S.F.
3. 100-YEAR FLOOD PLAIN 0 S.F.
4. RESOURCE PROTECTION DISTRICT 0 S.F.
5. VIBRATOR DRILLED SOILS 41,870 S.F.
6. SURFACE WATERBODIES 0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT 0 S.F.
8. ENDANGERED BOTANICAL RESOURCES 0 S.F.

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

#### GENERAL NOTES:

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.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 7.84 ACRES.  
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOTS 34 & 34B-01.

4. PLAN REFERENCES:

A) BOUNDARY SURVEY AND AMENDED PROPERTY DIVISION, LAND OF JANICE L. BEATTIE, PREPARED BY LAND SERVICES, INC., DATED SEPTEMBER 2017 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217 PAGE 453.

B) BOUNDARY SURVEY OF 3 NASH ROAD WINDHAM, MAINE, FOR DAIGLE FINANCIAL & DEVELOPMENT, LLC, PREPARED BY SURVEY, INC., DATED AUGUST 2018.

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. ELEVATION CONTOURS SHOWN HEREON ARE LIDAR CONTOURS OBTAINED FROM MAINE STATE OFFICE OF GIS.

9. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.

10. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION

MIN. LOT SIZE: 30,000 S.F.  
MAX. LOT SIZE: 50,000 S.F.

1 LOT WITHIN SUBDIVISION: 50,000 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%

APPROVED: TOWN OF WINDHAM PLANNING BOARD

#### SKETCH SUBDIVISION PLAN

NASH ROAD PROPERTY  
WINDHAM, MAINE  
FOR RECORD OWNER:  
DAIGLE FINANCIAL & DEVELOPMENT, LLC

85 NASH ROAD  
WINDHAM, ME 04062

18029  
JOB NUMBER:  
1" = 40'  
SCALE:  
9-4-2018  
DATE:  
SHEET 1 OF 1  
SB-1