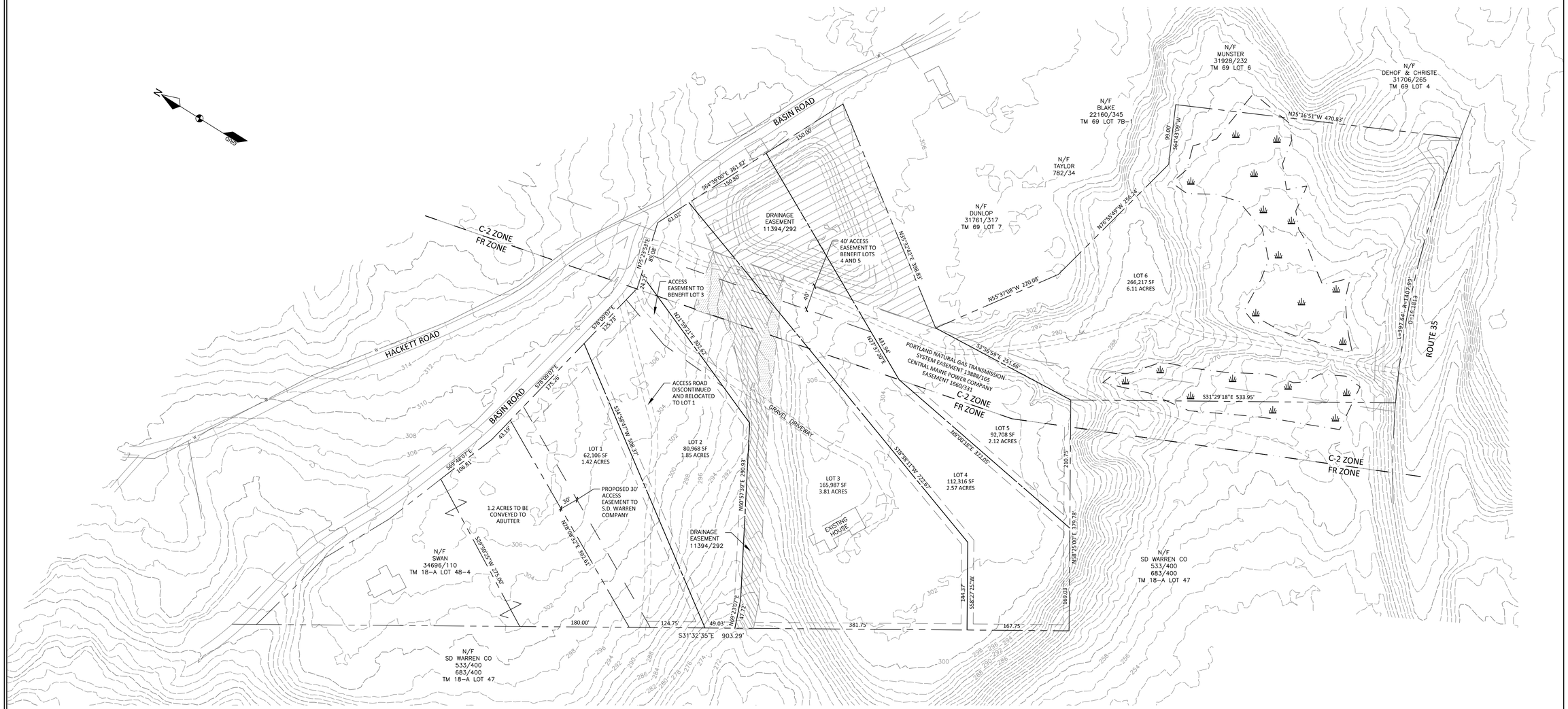

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAROD ROBIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34058 PAGE 103.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 17.92 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18A, LOT 48-1.
4. PLAN REFERENCES:
   A) PLAN OF LAND ON BASIN ROAD AND ROUTE 35, WINDHAM, MAINE FOR JAROD ROBIE, PREPARED BY WAYNE T. WOOD & COMPANY
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 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS, AND SUPPLEMENTED WITH ON-THE-GROUND SURVEY.
9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL (FR) AND COMMERCIAL 2 (C-2) ZONING DISTRICTS.
10. SPACE AND BULK REQUIREMENTS

	FR ZONE	C-2 ZONE
MIN LOT SIZE:	50,000 SF	40,000 SF
NET RESIDENTIAL DENSITY:	40,000 SF	5,000 SF
MIN STREET FRONTAGE:	150 FT	150 FT
MIN FRONT YARD:	30 FT	10-20 FT
MIN SIDE/REAR YARD:	10 FT	10 FT
MAX BUILDING HEIGHT:	35 FT	NONE
MAX BUILDING COVERAGE:	20%	NONE

11. WETLAND DELINEATION PERFORMED BY LONGVIEW PARTNERS, LLC.

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	
-200- -201-	CONTOUR LINE	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

GRAPHIC SCALE 0 40 80 160

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

REV.	DATE	BY	DESCRIPTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

SUBDIVISION PLAN

BASIN ROAD
WINDHAM, MAINE

FOR RECORD OWNER:
JAROD ROBIE
PO BOX 1508
WINDHAM, ME 04062

18007
JOB NUMBER:

1" = 80'
SCALE:

8-20-2018
DATE:

SHEET 1 OF 1

SB-1