

1. THE PROPERTY IS IDENTIFIED AS LOT 48 ON WINDHAM ASSESSORS MAP 74-A

A) PLAN OF PROPERTY, WOLDBROOK DRIVE, WINDHAM, MAINE, MADE FOR WHITES BRIDGE ASSOCIATION, OCTOBER 26, 2007 BY CULLENBERG LAND SURVEYING.

3. THE PROPERTY IS LOCATED IN THE LIGHT DENSITY RESIDENTIAL DISTRICT AND SHORELAND OVERLAY DISTRICT.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE MAINE OFFICE OF GIS. ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

5. BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE 2A. BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS DEPICTED ON SAID PLAN.

6. SPACE AND BULK REQUIREMENTS OF THE LIGHT DENSITY RESIDENTIAL DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	40,000 SF
NET RESIDENTIAL DENSITY:	30,000 SF
MINIMUM FRONTAGE:	150 FT
MINIMUM FRONT SETBACK:	30 FT
MINIMUM SIDE SETBACK:	10 FT
MINIMUM REAR SETBACK:	10 FT
MAXIMUM BUILDING HEIGHT:	35 FT
MAXIMUM BUILDING COVERAGE:	20%

7. THE PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) SITE LOCATION OF DEVELOPMENT ACT PERMIT ORDER # _____, REFER TO PERMIT ORDER _____ FOR CONDITIONS OF APPROVAL.

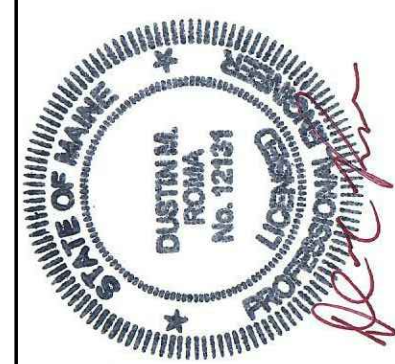
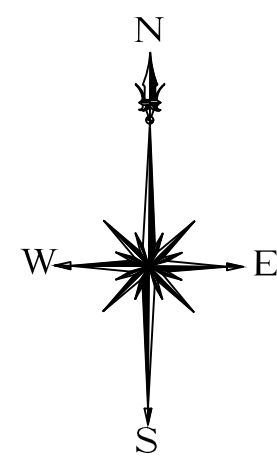
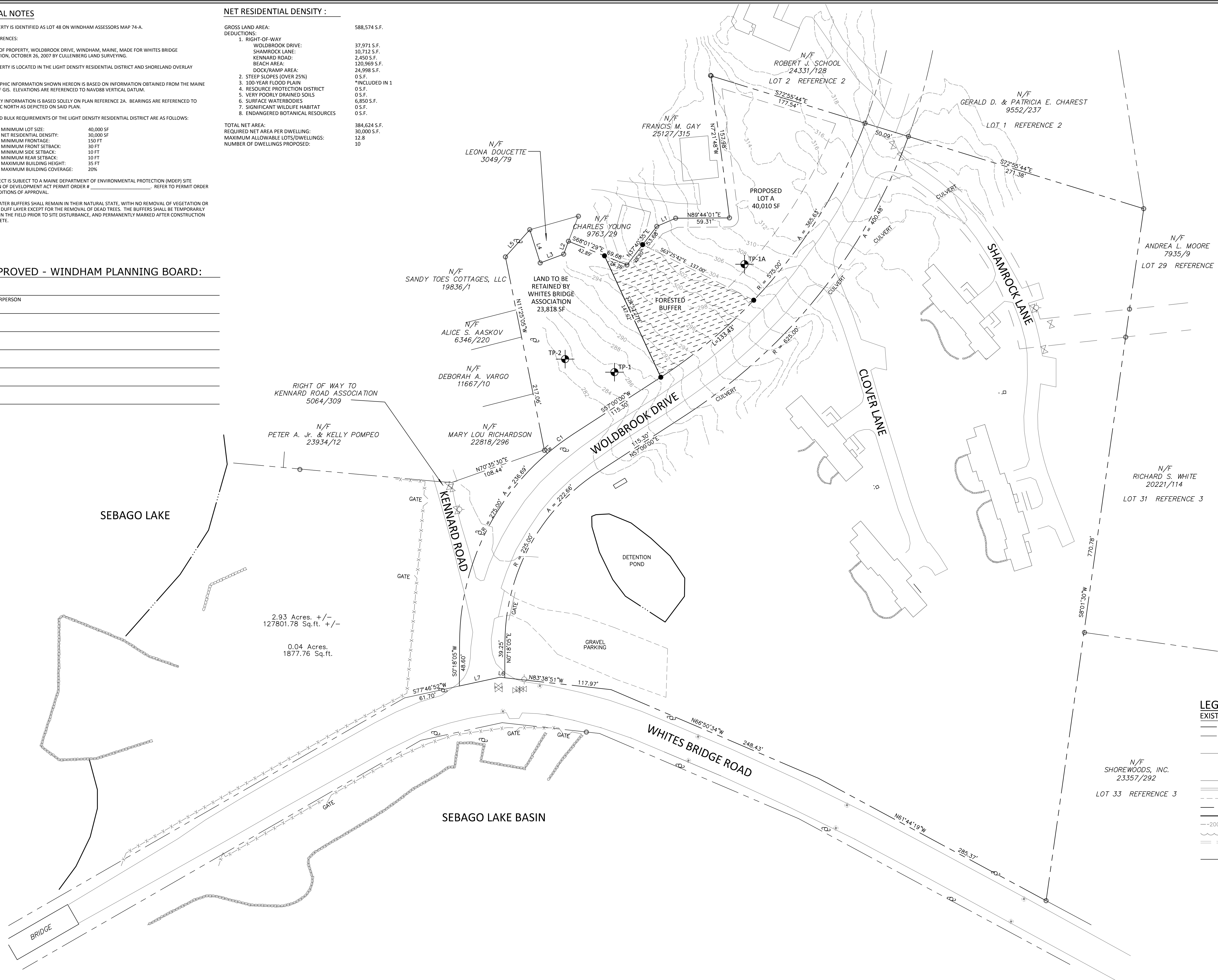
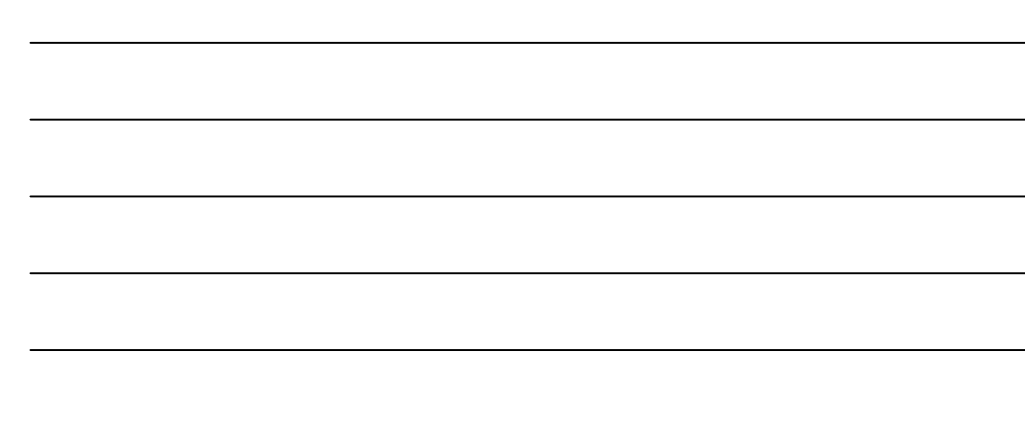
8. STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFERS SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER CONSTRUCTION IS COMPLETE.

GROSS LAND AREA: 588,574 S.F.
DEDUCTIONS:

1. RIGHT-OF-WAY	
WOLDBROOK DRIVE:	37,971 S.F.
SHAMROCK LANE:	10,712 S.F.
KENNARD ROAD:	2,450 S.F.
BEACH AREA:	120,969 S.F.
DOCK/RAMP AREA:	24,998 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	*INCLUDED IN 1
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 S.F.
6. SURFACE WATERBODIES	6,850 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	384,624 S.F.
REQUIRED NET AREA PER DWELLING:	30,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	12.8
NUMBER OF DWELLINGS PROPOSED:	10

CHAIRPERSON



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REV	DATE	BY	DESCRIPTION
A	3-1-17	DMR	ADDITIONAL TEST PIT ADDED

AMENDED SUBDIVISION PLAN

WHITES BRIDGE CONDOMINIUM
WINDHAM, MAINE

FOR:
WHITES BRIDGE OWNERS ASSOCIATION
5 SHAMROCK LANE

16033
JOB NUMBER:

1" = 50
SCALE:

3-1-2017
DATE:

SHEET 1 OF 2

ASB-1

