



NOT FOR
CONSTRUCTION

PRELIMINARY
PLAN

DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310 - 0506

[illegible]

SKETCH PLAN
MAJESTIC WOODS SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
SHORELAND DEVELOPMENT, LLC
2320 CONGRESS STREET
PORTLAND, MAINE 04102

17002

JOB NUMBER: _____

$$1'' = 80$$

4-3-2017

DATE _____

SHEET 1 OF 1

SK-1

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	=====
=====	EDGE OF GRAVEL	=====
	EDGE OF WETLANDS	=====
=====	CENTERLINE OF STREAM	=====
---200'--- ---201'---	CONTOUR LINE	=====
=====	TREELINE	=====
=====	CULVERT/STORMDRAIN	=====
=====	UTILITY POLE	=====
	OVERHEAD UTILITIES	=====
	RIPRAP	

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SHORELAND DEVELOPMENT, LLC.
2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 6, LOT 63-13.
3. PARCEL SIZE: 39.09 AC. ±
4. PLAN REFERENCES
 - A. AMENDED SUBDIVISION PLAN, MAJESTIC WOODS SUBDIVISION PHASE 2 FOR SHORELAND DEVELOPMENT, LLC PREPARED BY TERRADYNS CONSULTANTS, LLC DATED THROUGH SEPTEMBER 22, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 216 PAGE 248 ON JULY 1, 2016.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE 4A.
6. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
7. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION

	<u>F DISTRICT</u>
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
ALONG CUL-DE-SAC:	50 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,702,967 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	95,425 S.F.
2. STEEP SLOPES (OVER 25%)	165,830 S.F.
3. 100-YEAR FLOOD PLAIN	177,480 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. HIGHLY POORLY DRAINED SOILS	119,120 S.F.
6. SURFACE WATERBODIES	*INCLUDED IN
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,300,112 S.F.
REQUIRED NET AREA PER DWELLING:	16,930 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	78.9
ALLOWABLE LOTS WITH 20% BONUS:	22.6
NUMBER OF LOTS PROPOSED:	22

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM ZONE:

	<u>ACRES</u>	<u>SQ. FEET</u>
TOTAL PARCEL AREA:	39.09	1,702,967
NET RESIDENTIAL AREA:	25.97	1,131,112
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	19.55	851,484
TOTAL OPEN SPACE AREA PROVIDED:	21.60	940,908
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	12.98	565,556
NET AREA PROVIDED IN OPEN SPACE:	11.93	519,683*
*REQUESTING WAIVER OF THIS STANDARD		

