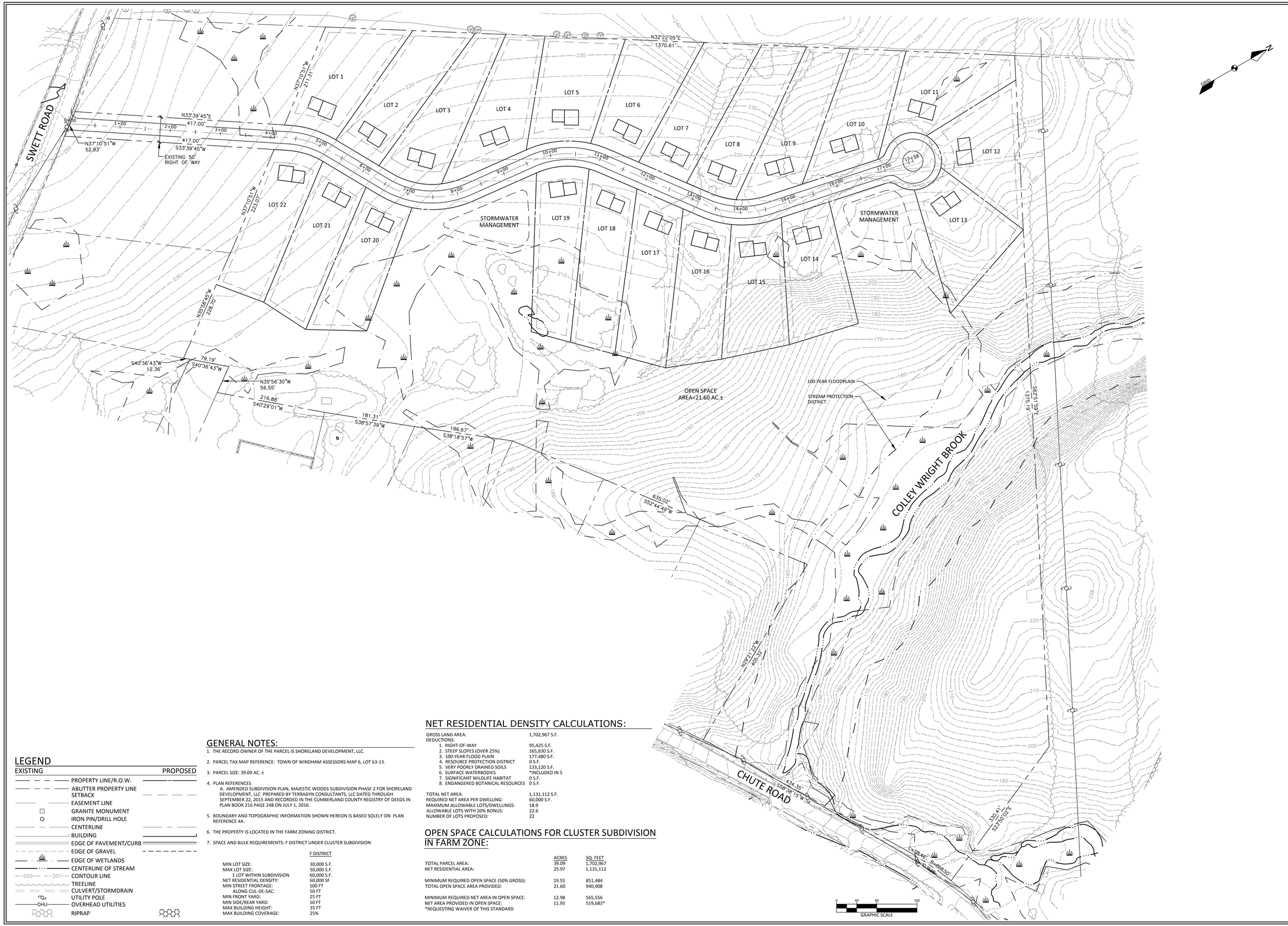

LEGEND

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	CONTOUR LINE	201
	TREELINE	
	CULVERT/STORMDRAIN	
	UTILITY POLE	
OHU	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 TERRADYN 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

	F DISTRICT
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. VERY POORLY DRAINED SOILS	133,120 S.F.
6. SURFACE WATERBODIES	*INCLUDED IN 5
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,131,112 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	18.9
ALLOWABLE LOTS WITH 20% BONUS:	22.6
NUMBER OF LOTS PROPOSED:	22

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM ZONE:

	ACRES	SQ. FEET
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

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

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

REV	DATE	BY	DESCRIPTION
A	4-3-17	DMR	ISSUED FOR SKETCH PLAN REVIEW

SKETCH PLAN

MAJESTIC WOODS SUBDIVISION
WINDHAM, MAINE

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

17002
JOB NUMBER:

1" = 80'
SCALE:

4-3-2017
DATE:

SHEET 1 OF 1

SK-1