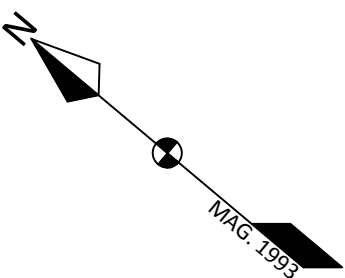


LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.19'	S64°53'29"E
L2	19.78'	N58°46'53"W
L3	35.00'	S28°09'55"E
L4	50.00'	N61°50'05"E
L5	50.00'	S28°09'55"E
L6	50.00'	S61°50'05"W
L7	50.00'	S61°50'05"W

CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	91.42'	150.00'	S59° 29' 20"E	90.01'
C2	127.72'	150.00'	S52° 33' 26"E	123.89'
C3	76.18'	125.00'	S59° 29' 20"E	75.01'
C4	106.66'	175.00'	S59° 29' 20"E	105.01'
C5	149.00'	175.00'	S52° 33' 26"E	144.54'
C6	106.43'	125.00'	S52° 33' 26"E	103.24'



GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS MICHAEL ATKINSON BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 14889 PAGE 98.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 38.43 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 7, LOT 36.
4. PLAN REFERENCES:
 - A) PLAN OF PROPERTY, HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MICHAEL A. ATKINSON DATED MAY 2004 BY SURVEY, INC.
5. HORIZONTAL DATUM: MAGNETIC NORTH 1993 AS SHOWN ON PLAN REFERENCE 4A.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS88)
7. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
8. SPACE AND BULK REQUIREMENTS: FARM ZONE (CLUSTER SUBDIVISION)

MIN LOT SIZE:	30,000 SF
MAX LOT SIZE:	50,000 SF (1 LOT @ 60,000 SF)
NET RESIDENTIAL DENSITY:	1 LOT PER 60,000 SF NET AREA
MIN FRONTAGE:	100 FT (50 FT ON CUL-DE-SAC)
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

9. WETLANDS DELINEATION AND SOIL TEST PIT EVALUATION PERFORMED BY SWEET ASSOCIATES.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,674,187 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	94,662 S.F.
2. STEEP SLOPES (OVER 25%)	12,783 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	444,102 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:	1,122,640 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	18.71
MAXIMUM ALLOWABLE LOTS WITH 20% BONUS:	22.45
NUMBER OF LOTS PROPOSED:	21

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM ZONE:

TOTAL PARCEL AREA:	ACRES
NET RESIDENTIAL AREA:	38.4
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	19.2
TOTAL OPEN SPACE AREA PROVIDED:	21.4
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	12.9
NET AREA PROVIDED IN OPEN SPACE:	12.9

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF WETLANDS	
	STREAM	
	CONTOUR LINE	
	CULVERT/STORMDRAIN	
	POTABLE WELL	
	UTILITY POLE	
	OVERHEAD UTILITIES	
	TEST PIT	

SKETCH SUBDIVISION PLAN

ANNIE'S WAY SUBDIVISION
HIGHLAND CLIFF ROAD
WINDHAM, MAINE

FOR:
MTR DEVELOPMENT, LLC
PO BOX 1028
WESTBROOK, ME 04098

17001

1" = 100'
SCALE:

4-23-2018
DATE:

SHEET 1 OF 1

SB-1