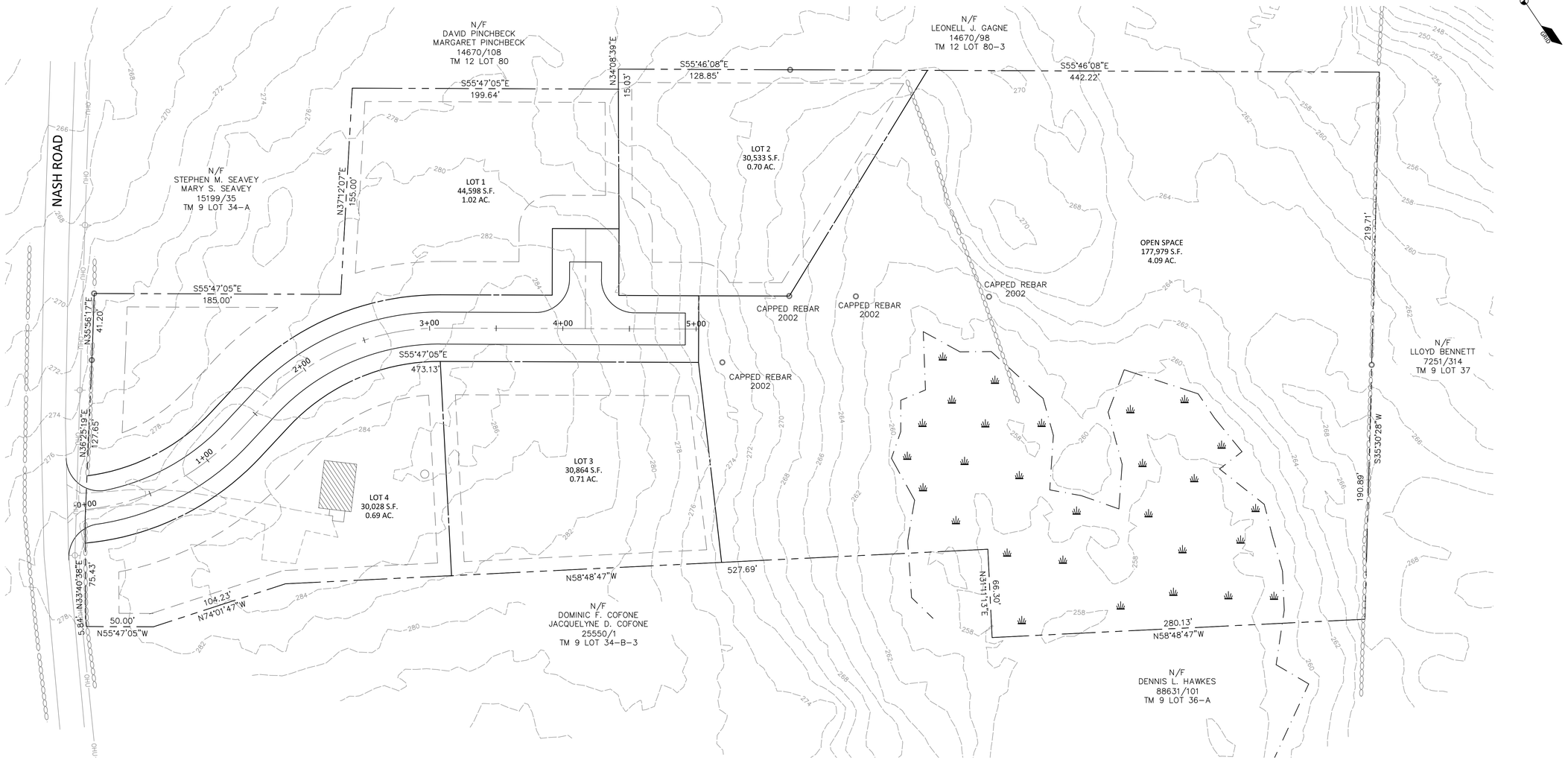

LEGEND

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	
-200- -201-	CONTOUR LINE	
	TREELINE	
	UTILITY POLE	
-OHU-	OVERHEAD UTILITIES	

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	341,591 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	27,587 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	41,870 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:	272,134 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	4.54
NUMBER OF LOTS PROPOSED:	4

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM ZONE:

	ACRES	SQ. FEET
GROSS LAND AREA:	7.84	341,591
NET RESIDENTIAL AREA:	6.25	272,134
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	3.92	170,796
TOTAL OPEN SPACE AREA PROVIDED:	4.09	177,979
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	3.12	136,067
NET AREA PROVIDED IN OPEN SPACE:	3.12	136,109

GENERAL NOTES:

1. THE OWNERS OF RECORD OF THE PROPERTY ARE DAIGLE FINANCIAL & DEVELOPMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34775 PAGE 332 AND JANICE L. BEATTIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 9885 PAGE 180.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 7.84 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOTS 34 & 34B-01.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY AND AMENDED PROPERTY DIVISION, LAND OF JANICE L. BEATTIE, PREPARED BY LAND SERVICES, INC., DATED SEPTEMBER 2017 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217 PAGE 453.
   B) BOUNDARY SURVEY OF 3 NASH ROAD WINDHAM, MAINE, FOR DAIGLE FINANCIAL AND DEVELOPMENT, LLC, PREPARED BY SURVEY, INC., DATED AUGUST 2018.
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 4B.
8. ELEVATION CONTOURS SHOWN HEREON ARE LIDAR CONTOURS OBTAINED FROM MAINE STATE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
10. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION

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
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

11. WETLAND DELINEATION PERFORMED BY MAINELY SOILS, LLC IN AUGUST 2018.

APPROVED: TOWN OF WINDHAM PLANNING BOARD

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

REV	DATE	BY	DESCRIPTION
A	9-4-18	DMR	ISSUED FOR SKETCH PLAN REVIEW

SKETCH SUBDIVISION PLAN

NASH ROAD PROPERTY
WINDHAM, MAINE

FOR RECORD OWNER:
DAIGLE FINANCIAL & DEVELOPMENT, LLC
85 NASH ROAD
WINDHAM, ME 04062

18029	JOB NUMBER:
1" = 40'	SCALE:
9-4-2018	DATE:
SHEET 1 OF 1	
SB-1	