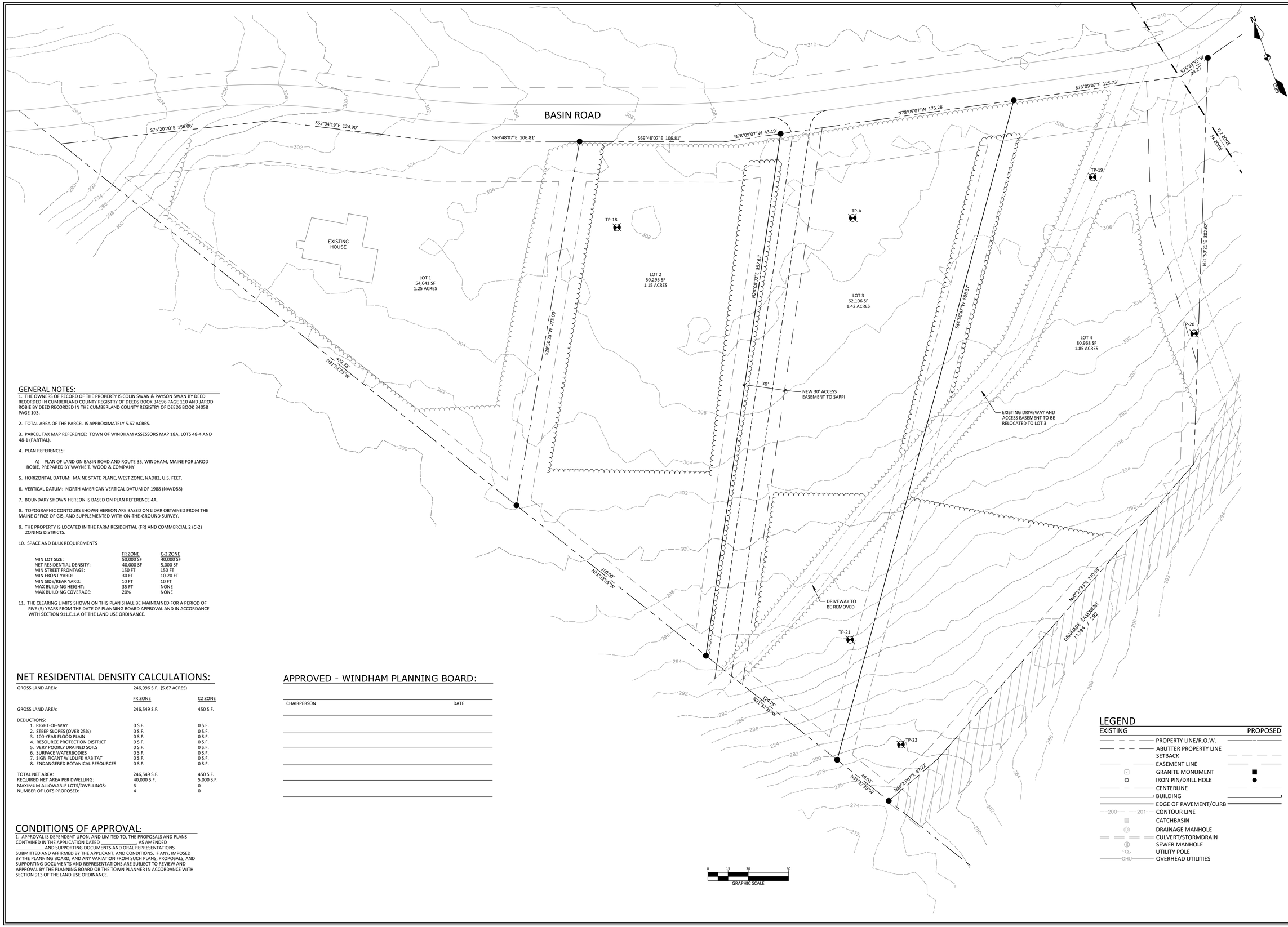

GENERAL NOTES:

1. THE OWNERS OF RECORD OF THE PROPERTY IS COLIN SWAN & PAYSON SWAN BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34696 PAGE 110 AND JAROD ROBIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34058 PAGE 103.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 5.67 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18A, LOTS 48-4 AND 48-1 (PARTIAL).

4. PLAN REFERENCES:

   A) PLAN OF LAND ON BASIN ROAD AND ROUTE 35, WINDHAM, MAINE FOR JAROD ROBIE, PREPARED BY WAYNE T. WOOD & COMPANY

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 4A.

8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS, AND SUPPLEMENTED WITH ON-THE-GROUND SURVEY.

9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL (FR) AND COMMERCIAL 2 (C-2) ZONING DISTRICTS.

10. SPACE AND BULK REQUIREMENTS

	FR ZONE	C-2 ZONE
MIN LOT SIZE:	50,000 SF	40,000 SF
NET RESIDENTIAL DENSITY:	40,000 SF	5,000 SF
MIN STREET FRONTAGE:	150 FT	150 FT
MIN FRONT YARD:	30 FT	10-20 FT
MIN SIDE/REAR YARD:	10 FT	10 FT
MAX BUILDING HEIGHT:	35 FT	NONE
MAX BUILDING COVERAGE:	20%	NONE

11. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 246,996 S.F. (5.67 ACRES)

	FR ZONE	C2 ZONE
GROSS LAND AREA:	246,549 S.F.	450 S.F.
DEDUCTIONS:		
1. RIGHT-OF-WAY	0 S.F.	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.	0 S.F.
5. VERY POORLY DRAINED SOILS	0 S.F.	0 S.F.
6. SURFACE WATERBODIES	0 S.F.	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.	0 S.F.
TOTAL NET AREA:	246,549 S.F.	450 S.F.
REQUIRED NET AREA PER DWELLING:	40,000 S.F.	5,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	6	0
NUMBER OF LOTS PROPOSED:	4	0

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED _____, AS AMENDED _____ AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE LAND USE ORDINANCE.

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	
CONTOUR LINE	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
SEWER MANHOLE	
UTILITY POLE	
OVERHEAD UTILITIES	

STATE OF MAINE · DUSTIN M. ROMA · No. 12191 · REGISTERED PROFESSIONAL ENGINEER

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

REV	DATE	BY	DESCRIPTION

SUBDIVISION PLAN

BASIN ROAD PROPERTY
WINDHAM, MAINE

FOR:
COLIN SWAN
46 BASIN ROAD
WINDHAM, ME 04062

18007
JOB NUMBER:

1" = 30'
SCALE:

10-30-2018
DATE:

SHEET 1 OF 1

SB-1