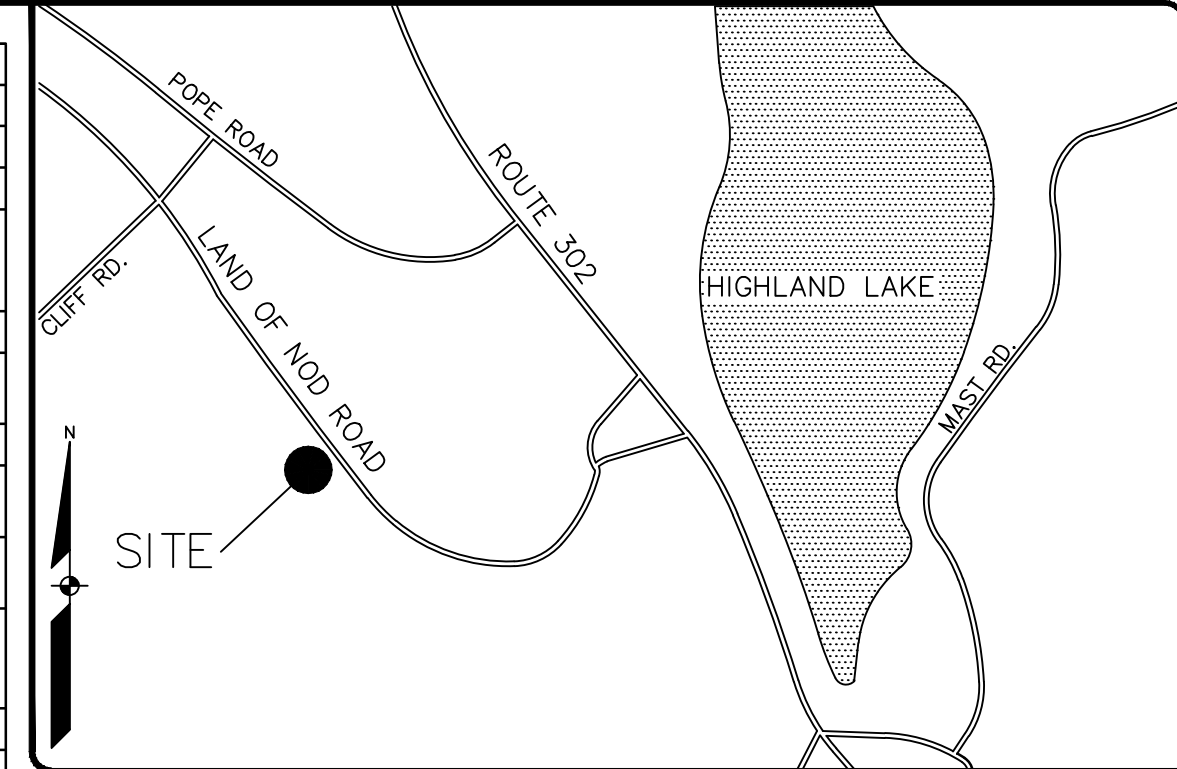


LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.	ABUTTER LINE/R.O.W.
BUILDING	BUILDING
EDGE PAVEMENT	EDGE PAVEMENT
CONTOURS	CONTOURS
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
EDGE OF WATER	EDGE OF WATER
VERNAL POOL	VERNAL POOL
TEST PIT	TEST PIT
SLOPES OVER 25%	SLOPES OVER 25%
BUILDING WINDOW	BUILDING WINDOW
OPEN SPACE	OPEN SPACE

NET RESIDENTIAL AREA CALCULATIONS	ACRES
GROSS LOT AREA:	62.22
1 Acreage which is used for public or private rights-of-way.	3.62
2 Portions of the parcel containing slopes over twenty-five percent (25%).	1.93
3 Portions of the parcel shown to be within the one-hundred (100) year flood plain and floodway as designated by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Maps for the Town of Windham, Maine	0.00
4 Portions of the parcel located in the Resource Protection District.	0.00
5 Portions of the parcel which are unsuitable for development in their natural state due to drainage or subsoil conditions, including but not limited to:	0.00
5(A) A water table at or near the surface for all or part of the year.	16.15
5(B) Soils identified as, "Very Poorly Drained," by the U.S. Department of Agriculture's (USDA), "Soil Survey for Cumberland County, Maine," however,	0.00
5(B)(1) A property owner may conduct a soil survey of appropriate class for the development to refute the classification of the, "Soil Survey for Cumberland County, Maine,"	0.00
5(B)(1)(i) The Code Enforcement Officer shall make a final determination based upon the results of the soil survey, and any other applicable information supplied by the property owner.	0.00
6 Portions of the parcel covered by surface waterbodies.	0.02
7 Boundaries of areas on the parcel containing significant wildlife habitat, as determined by the applicant in consultation with the Maine Department of Inland Fisheries and Wildlife.	0.00
8 Boundaries of areas on the parcel containing endangered botanical resources, as determined by the applicant in consultation with the Maine Department of Conservation.	0.00
NET RESIDENTIAL AREA:	40.50
60000 SF. PER CLUSTER SUBDIVISION LOT	LOTS: 29.40
20% OPEN SPACE BONUS:	LOTS: 35.29
Total Open Space Area: (= 54.2% of total Lot Area)	32.58
Net Residential Open Space Area: (= 50.9% of net res area)	20.85

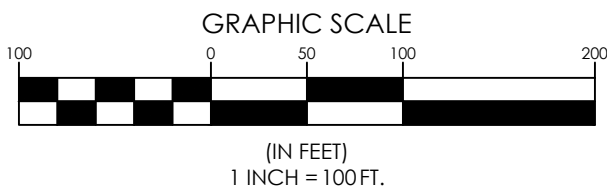
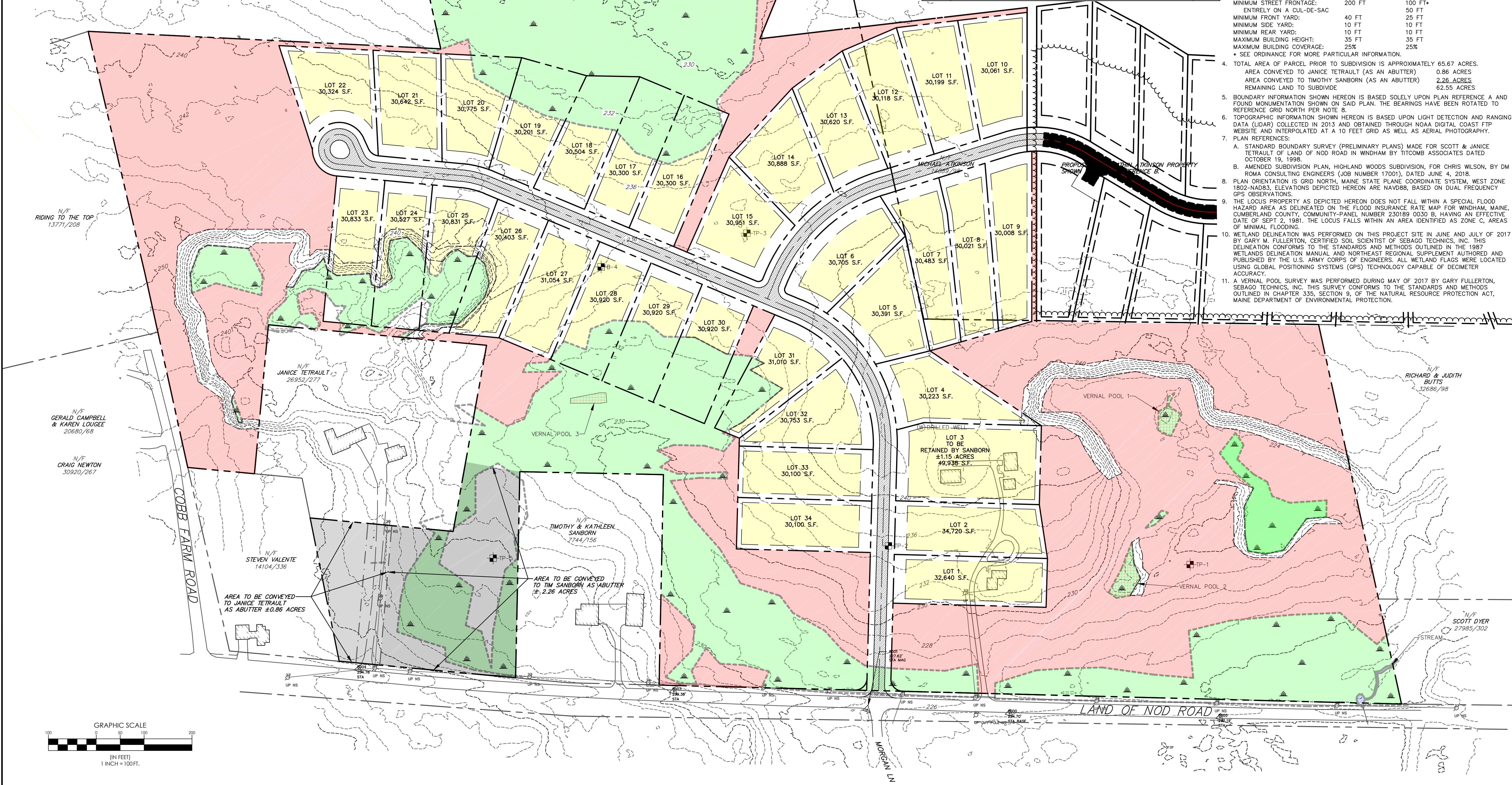


GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE HEIRS OF LEONARD R. SANBORN, SR BY DEED DATED DECEMBER 3, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 4817, PAGE 205.
- THE PROPERTY IS SHOWN AS LOT 29 ON THE TOWN WINDHAM TAX MAP 7 AND IS LOCATED IN THE FARM DISTRICT.
- SPACE AND BULK CRITERIA FOR THE FARM DISTRICT ARE AS FOLLOWS:

NON-CLUSTER	CLUSTER
MINIMUM LOT SIZE:	30,000 S.F.
MAXIMUM LOT SIZE:	50,000 S.F.*
MINIMUM STREET FRONTAGE:	100 FT*
ENTIRELY ON A CUL-DE-SAC	50 FT
MINIMUM FRONT YARD:	25 FT
MINIMUM SIDE YARD:	10 FT
MINIMUM REAR YARD:	10 FT
MAXIMUM BUILDING HEIGHT:	35 FT
MAXIMUM BUILDING COVERAGE:	25%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL PRIOR TO SUBDIVISION IS APPROXIMATELY 65.67 ACRES. AREA CONVEYED TO JANICE TETRAULT (AS AN ABUTTER) 0.86 ACRES. AREA CONVEYED TO TIMOTHY SANBORN (AS AN ABUTTER) 2.26 ACRES. REMAINING LAND TO SUBDIVIDE 62.55 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION SHOWN ON SAID PLAN. THE BEARINGS HAVE BEEN ROTATED TO REFERENCE GRID NORTH PER NOTE 8.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON LIGHT DETECTION AND RANGING DATA (LIDAR) COLLECTED IN 2013 AND OBTAINED THROUGH NOAA DIGITAL COAST FTP WEBSITE AND INTERPOLATED AT A 10 FEET GRID AS WELL AS AERIAL PHOTOGRAPHY.
- PLAN REFERENCES:
 - STANDARD BOUNDARY SURVEY (PRELIMINARY PLANS) MADE FOR SCOTT & JANICE TETRAULT OF LAND OF NOD ROAD IN WINDHAM BY TITCOMB ASSOCIATES DATED OCTOBER 19, 1998.
 - AMENDED SUBDIVISION PLAN, HIGHLAND WOODS SUBDIVISION, FOR CHRIS WILSON, BY DM ROMA CONSULTING ENGINEERS (JOB NUMBER 17001), DATED JUNE 4, 2018.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230189 0030 B, HAVING AN EFFECTIVE DATE OF SEPT 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JUNE AND JULY OF 2017 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNIQS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- A VERNAL POOL SURVEY WAS PERFORMED DURING MAY OF 2017 BY GARY FULLERTON, SEBAGO TECHNIQS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.



PROGRESS PRINT

NOT FOR CONSTRUCTION

DRAWN	CHECKED
MWE	JRS
C MWE 8/6/18 RELEASED FOR REVIEW	
B MWE 7/18/18 REVISED BASED UPON FIELD WORK AND RESEARCH UPDATE	
A MWE 5/8/18 RELEASED FOR CLIENT REVIEW	
REV: BY: DATE: STATUS:	

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CLUSTER SUBDIVISION
OF:
LAND OF NOD ROAD PROPERTY
120 LAND OF NOD ROAD
WINDHAM, MAINE
FOR:
GRONDIS CORPORATION
39 BELANGER ROAD
WINDHAM, MAINE 04062

PROJECT NO. 16236 SCALE 1" = 100'

SHEET 1 OF 1