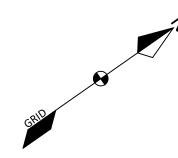


SEWER MANHOLE UTILITY POLE

OVERHEAD UTILITIES



1. THE OWNER OF RECORD OF THE PROPERTY IS AMY K. DESMOND BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33924 PAGE 150.

2. TOTAL AREAS OF THE PARCELS IS APPROXIMATELY 6.6± ACRES.

3. PARCEL TAX MAP REFERENCES: TOWN OF WINDHAM ASSESSORS MAP 16B, LOT 18

5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.

6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

- 7. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PARCEL DATA OBTAINED FROM THE MAINE OFFICE OF GIS AND IS NOT A BOUNDARY SURVEY.
- 8. TOPOGRAPHIC CONTOURS DEPICTED ARE AT 2-FOOT CONTOUR INTERVAL AND WERE OBTAINED BY THE MAINE OFFICE OF GIS. ELEVATIONS ARE REFERENCED TO NAVD88
- 9. THE PROPERTY IS LOCATED IN THE FARM (F) DISTRICT.

10. SPACE AND BULK REQUIREMENTS: F DISTRICT UNDER CLUSTER SUBDIVISION

	F DISTRICT
MIN LOT SIZE: MAX LOT SIZE:	30,000 S.F. 50,000 S.F.
1 LOT WITHIN SUBDIVISION NET RESIDENTIAL DENSITY:	60,000 S.F. 60,000 SF
MIN STREET FRONTAGE: ALONG CUL-DE-SAC:	100 FT 50 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MANY DULL DINIC COVERACE.	250/

11. WETLAND BOUNDARY SHOWN HEREON IS APPROXIMATE. A WETLAND SCIENTIST SHALL BE CONTRACTED WITH TO DELINEATE THE WETLANDS AND OTHER NATURAL RESOURCES ON THE PROPERTY PRIOR TO APPROVAL.

NET RESIDENTIAL DENSITY CALCULATION:

TOTAL GROSS LAND AREA = 6.63 AC. ±

LESS WETLANDS AND WATERBODIES = 0.12 AC. ± NET RESIDENTIAL AREA = 5.88 AC. ±

NET RESIDENTIAL DENSITY = 60,000 S.F. / LOT = 1.38 AC. / LOT NUMBER ALLOWED LOTS = 5.88 AC. / 1.38 AC. = 4.2 LOTS NUMBER OF LOTS PROPOSED = 4 LOTS

GROSS OPEN SPACE REQUIRED = 3.3 ACRES NET BUILDABLE OPEN SPACE REQUIRED = 2.9 ACRES

SUBDIVISION

APPROVED - WINDHAM PLANNING BOARD:

•		

18017 JOB NUMBER:		
1" = 40' SCALE:		
11-19-2018 DATE:		
SHEET 1 OF 1		

SKETCH MINOR S
293 FALMOUTH ROAD
WINDHAM, ME
FOR:
WILLIAM DESMOND
174 FALMOUTH ROAD

SK-1