



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
4. PLAN REFERENCES:

A)
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 FOOT-TO-FOOT 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 VERTICAL DATUM.
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:	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
ALONG CUL-DE-SAC:	50 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

NET RESIDENTIAL DENSITY CALCULATION:
TOTAL LOT AREA = 5.77 AC. ±
ADDITIONAL AREA FROM ABUTTER = 0.86 AC. ±
TOTAL GROSS LAND AREA = 6.63 AC. ±
DEDUCTIONS:
LESS RIGHT OF WAY = 0.63 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

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

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

SKETCH MINOR SUBDIVISION PLAN

293 FALMOUTH ROAD
WINDHAM, ME

FOR:
WILLIAM DESMOND
174 FALMOUTH ROAD
WINDHAM, ME. 04062

18017
JOB NUMBER:

1" = 40'

11-19-2018
DATE:

SHEET 1 OF 1

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