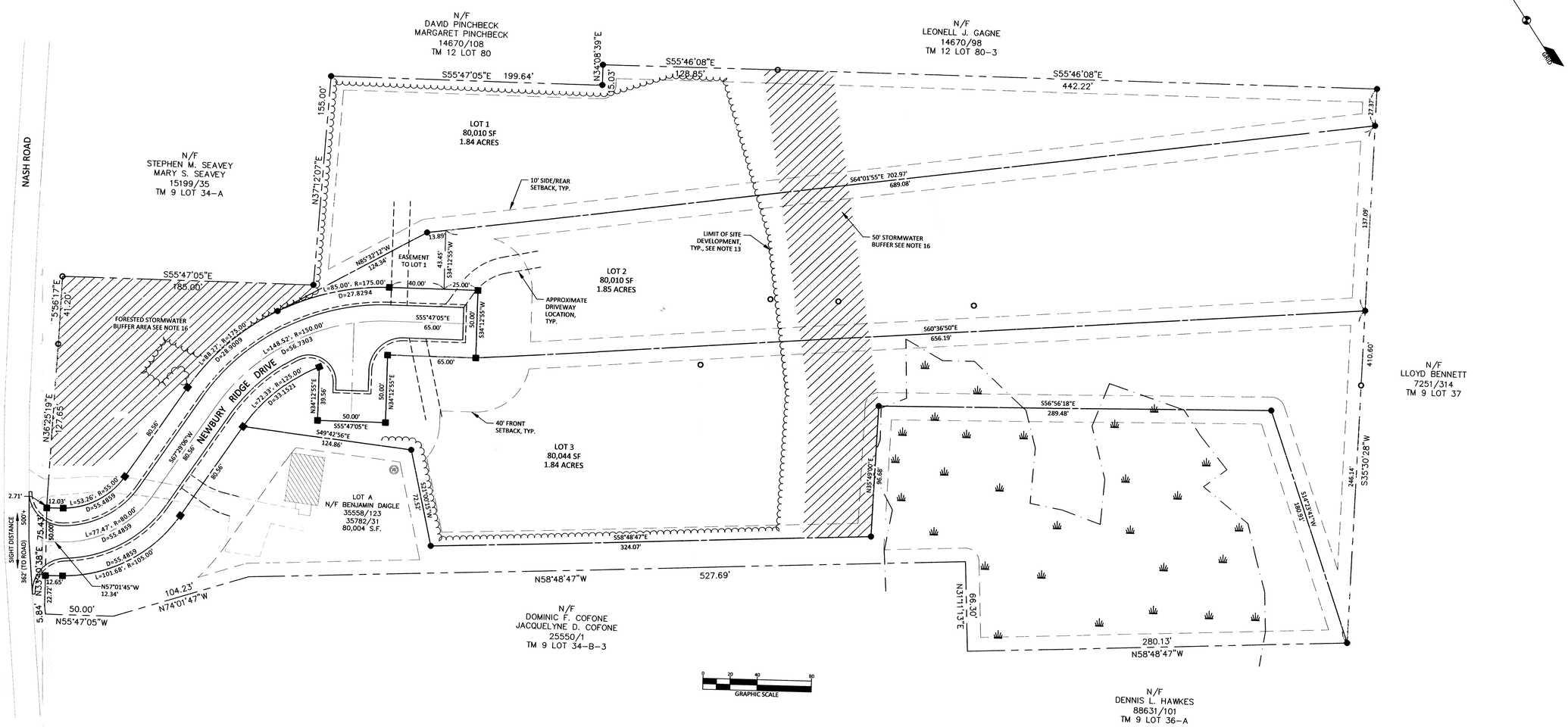

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS DAIGLE FINANCIAL & DEVELOPMENT, LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34775 PAGE 332 AND BOOK 35782 PAGE 28.
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: FARM DISTRICT

MIN LOT SIZE:	80,000 S.F.
NET RESIDENTIAL DENSITY:	60,000 SF
MIN STREET FRONTAGE:	200 FT
MIN FRONT YARD:	40 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.
12. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
13. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM TEH DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.

GENERAL NOTES CONTINUED:

14. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOME ASSOCIATION, OR ROAD ASSOCIATION, UNTIL SUCH TIME AS THE ROADS MAY BE OFFERED FOR ACCEPTANCE BY THE TOWN COUNCIL AS TOWN STREETS AFTER A DETERMINATION BY THE TOWN THAT ALL APPLICABLE STREET CONSTRUCTION STANDARDS HAVE BEEN MET.

15. APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF WINDHAM OF ANY STREET, EASEMENT, OPEN SPACE, PARKS, PLAYGROUNDS, OR OTHER RECREATION AREAS SHOWN ON THIS PLAN.

16. STORMWATER BUFFERS SHOWN HEREON SHALL BE MAINTAINED IN A NATURAL FORESTED CONDITION INCLUDING A NATURAL DUFF LAYER ON THE GROUND SURFACE. IN AREAS WHERE TREE CLEARING HAS OCCURRED WITHIN THE DEPICTED STORMWATER BUFFERS PRIOR TO THE SUBDIVISION APPLICATION, THE BUFFERS SHALL BE RE-PLANTED WITH A GRID OF DECIDUOUS AND EVERGREEN TREES AT A SPACING OF AT LEAST ONE TREE EVERY 30 FEET ON CENTER THROUGHOUT THE BUFFER AREA. DECIDUOUS TREES SHALL BE A MINIMUM 1" CALIPER AND EVERGREEN TREES SHALL BE A MINIMUM OF 4 FEET IN HEIGHT. STORMWATER BUFFERS SHALL BE TEMPORARILY MARKED PRIOR TO CONSTRUCTION TO ENSURE THEY WILL BE PROTECTED, AND PERMANANT MARKERS SHALL BE SET IN THE FORM OF CAPPED 1/4 INCH REBAR AFTER TREE CLEARING TO ENSURE THAT THE BUFFERS ARE CLEARLY IDENTIFIED ON THE GROUND.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	261,587 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	21,523 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	3,159 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:	236,905 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	3.95
NUMBER OF LOTS PROPOSED:	3

WAIVERS GRANTED:

1. SECTION 911-M-5-B-b-ii: SIDEWALKS OR SHOULDERS PERFORMANCE STANDARD
2. MINOR LOCAL STREET CONSTRUCTION STANDARDS - MINIMUM CENTERLINE RADIUS

CONDITIONS OF SUBDIVISION APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 4, 2018, AS AMENDED MARCH 15, 2019 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 SUBDIVISION ORDINANCE.

APPROVED: TOWN OF WINDHAM PLANNING BOARD

Approved: 3/25/19

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	
	CONTOUR LINE	
	TREELINE	
	UTILITY POLE	
	OVERHEAD UTILITIES	

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR
7-22-19

STATE OF MAINE
TIMOTHY D. BRAGDON
AICP, CEM
NO. 3276
PROFESSIONAL ENGINEER
7-22-19

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
B	2-11-19	DMR	REVISED PER TOWN REVIEW
C	2-21-19	DMR	REVISED PER TOWN REVIEW
D	3-8-19	DMR	REVISED PER TOWN REVIEW
E	3-15-19	DMR	REVISED PER TOWN REVIEW

SUBDIVISION PLAN

NEWBURY RIDGE SUBDIVISION
WINDHAM, MAINE

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

18029
JOB NUMBER:

1" = 40'
SCALE:

7-22-2019
DATE:

SHEET 3 OF 5

SB-1