

NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL LAND AREA:	498,265 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 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	31,712 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:	466,553 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F. (RCCFO DISTRICT)
MAXIMUM ALLOWABLE DWELLINGS:	93
NUMBER OF UNITS PROPOSED:	50

LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPERTY LINE/R.O.W.
--- ABUTTER PROPERTY LINE	--- ABUTTER PROPERTY LINE
--- SETBACK	--- SETBACK
--- EASEMENT LINE	--- EASEMENT LINE
□ GRANITE MONUMENT	■ GRANITE MONUMENT
○ IRON PIN/DRILL HOLE	● IRON PIN/DRILL HOLE
--- CENTERLINE	--- CENTERLINE
--- BUILDING	--- BUILDING
--- EDGE OF PAVEMENT/CURB	--- EDGE OF PAVEMENT/CURB
--- EDGE OF WETLANDS	--- EDGE OF WETLANDS
--- CENTERLINE OF STREAM	--- CENTERLINE OF STREAM
--- CONTOUR LINE	--- CONTOUR LINE
--- FORESTED STORMWATER BUFFER	--- FORESTED STORMWATER BUFFER
--- LIMITED DISTURBANCE MEADOW BUFFER	--- LIMITED DISTURBANCE MEADOW BUFFER

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS WELD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33768 PAGE 286 AND BOOK 34816 PAGE 291.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 11.4 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 9, LOT 27K.
- PLAN REFERENCES:
 - "BOUNDARY SURVEY OF SWEET ROAD AND ROUTE 202, WINDHAM, MAINE" FOR HOJMAN DEVELOPMENT CORPORATION, PREPARED BY SURVEY, INC. DATED THROUGH MAY 2018.
 - "WOODSIDE CONDOMINIUM RETIREMENT COMMUNITY" FOR WELD, LLC, PREPARED BY DM ROMA CONSULTING ENGINEERS DATED THROUGH 2-21-2019.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS AND SUPPLEMENTED WITH ON-THE-GROUND SURVEY FROM SURVEY, INC.
- THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT AND RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT.
- SPACE AND BULK REQUIREMENTS:

MIN LOT SIZE:	FR DISTRICT	RCCFO DISTRICT
NET RESIDENTIAL DENSITY	50,000 S.F.	200,000 S.F.
	40,000 S.F.	5,000 S.F.
MIN STREET FRONTAGE:	150 FT	
MIN FRONT YARD:	30 FT	
MIN SIDE/REAR YARD:	10 FT	
MAX BUILDING HEIGHT:	35 FT	

TAX ASSESSMENT DATA:

SUBDIVISION UNIT ID	TAX MAP NUMBER	LOT NUMBER
1	9	27K-01
2	9	27K-02
3	9	27K-03
4	9	27K-04
5	9	27K-05
6	9	27K-06
7	9	27K-07
8	9	27K-08
9	9	27K-09
10	9	27K-10
11	9	27K-11
12	9	27K-12
13	9	27K-13
14	9	27K-14
45	9	27K-45
46	9	27K-46
47	9	27K-47
48	9	27K-48
49	9	27K-49
50	9	27K-50

WAIVERS GRANTED:

- SECTION 910.C.1.c.1 - HIGH INTENSITY SOILS SURVEY, SUBMISSION REQUIREMENT
- SECTION 911.H.1.B - GROUNDWATER QUALITY, PERFORMANCE STANDARD
- SECTION 911.M.5.A.6.1 - ACCESS DRIVES, MAJOR PRIVATE ROAD STANDARD, PERFORMANCE STANDARD

CONDITIONS OF SUBDIVISION APPROVAL

- APPROVAL IS DEPENDANT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 18, 2019, AS FURTHER AMENDED MAY 13, AUGUST 19, AND OCTOBER 21 OF 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.
- PRIOR TO ANY BLASTING FOR PHASE 2, AS DELINEATED ON PLAN SHEET PP-2, THE APPLICANT SHALL SUBMIT A DETAILED BLASTING PLAN TO PLANNING STAFF FOR REVIEW AND RECEIVE APPROVAL OF THE EXTENTS OF PRE-BLAST SURVEY WORK. THE DETAILED BLASTING PLAN SHALL INCLUDE A LEDGE PROFILE CREATED USING A DRILL RIG, AN ESTIMATE OF THE QUANTITY AND DURATION OF BLASTING REQUIRED, EXTENTS OF AREAS WHERE BLASTING MAY OCCUR, AND WHEN IT MAY OCCUR.

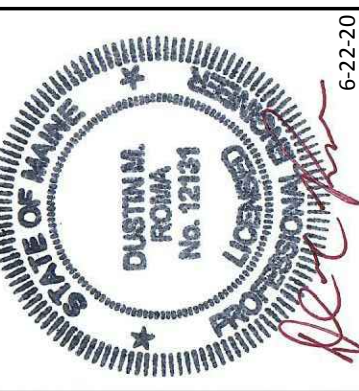
SUBDIVISION AMENDMENT NOTE:

THE PURPOSE OF THIS PLAN IS TO AMEND THE PHASE LINE BETWEEN PHASE 1 AND PHASE 2 TO MOVE UNITS 45, 46, 47, 48, 49 AND 50 AND THE CONSTRUCTION OF UNITY DRIVE FROM PHASE 2 AND INTO PHASE 1. THE PHASE 2 PLAN WAS APPROVED BY THE WINDHAM PLANNING BOARD BUT HAS NOT BEEN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

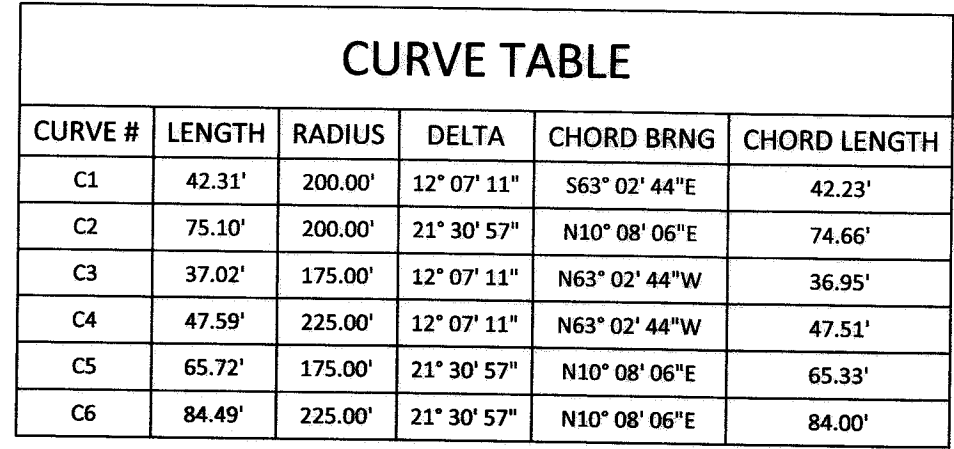
STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M
AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER



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

REV	DATE	BY	DESCRIPTION
A	6-22-20	DMK	ISSUED TO TOWN FOR REVIEW

AMENDED SUBDIVISION PLAN
WOODSIDE CONDOMINIUM RETIREMENT COMMUNITY
WINDHAM, MAINE
FOR: WELD, LLC
PG 80X1351
WINDHAM, MAINE 04062



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9	9	27K-09
10	9	27K-10
11	9	27K-11
12	9	27K-12
13	9	27K-13
14	9	27K-14

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 7, 2018, AS AMENDED FEBRUARY 22, 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 LAND USE ORDINANCE.

1. SECTION 911.H.1.B - GROUNDWATER QUALITY, PERFORMANCE STANDARD

State of Maine, Cumberland SS.
Registry of Deeds
Received JUNE 14, 2019
at 1 h 04 m P M and recorded in
Plan Book 219 Page 230
Attest: [Signature]
Register

CHAIRPERSON *[Signature]* *Approved 3/11/19*
DATE *[Signature]*

SUBDIVISION PLAN
WOODSIDE CONDOMINIUM
WINDHAM, MAINE

FOR:
WELD, LLC
PO BOX 1361
WINDHAM, MAINE 04062

1" - 60

10 201

DATE:

SHEET 3 OF 9

SB-1

STATE OF MAINE
_____, COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h _____m _____M
AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER