



- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS JOHN HERZOG BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32999 PAGE 157.
  - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 48.2 ACRES.
  - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 13, LOT 51.
  - PLAN REFERENCES:
    - A) PLAN OF PROPERTY, ALBION ROAD, WINDHAM, MAINE MADE FOR TANDBERG TRAIL ASSOCIATIONS, LLC BY JKL LAND SURVEYING IN AUGUST 31, 2005.
  - 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 AN INITIAL FIELD SURVEY PERFORMED BY SURVEY, INC. UTILIZING PLAN REFERENCE 4A.
  - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
  - THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL (FR) DISTRICT.
  - SPACE AND BULK REQUIREMENTS: CONSERVATION SUBDIVISION IN FR DISTRICT
    - MIN LOT SIZE: 20,000 SF
    - MAX RESIDENTIAL DENSITY: 40,000 SF/DWELLING
    - MIN STREET FRONTAGE: 75 FT
    - MIN FRONT YARD: 25 FT
    - MIN SIDE/REAR YARD: 10 FT
    - MAX BUILDING HEIGHT: 35 FT
    - MAX BUILDING COVERAGE: 20%
  - WETLAND DELINEATION PERFORMED BY JRK SOIL SEARCH, INC. IN FEBRUARY AND MARCH 2021.

**NET RESIDENTIAL DENSITY CALCULATIONS:**

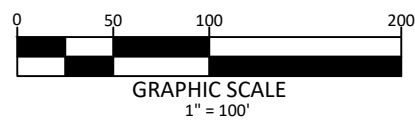
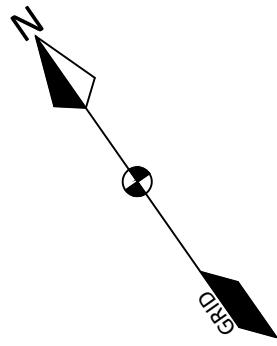
TOTAL LAND AREA:	2,098,345 S.F.
DEDUCT OWNER RETAINED LAND:	847,868 S.F.
GROSS LAND AREA:	1,250,477 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	52,555 S.F.
2. STEEP SLOPES (OVER 25%)	7,649 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F. (INCLUDED IN #5 DEDUCTIONS)
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	785,632 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:	404,641 S.F.
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	10.12
PROPOSED LOTS:	7

**OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION :**

TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION:	19.42 AC.
50% NET RESIDENTIAL AREA:	4.64 AC.
TOTAL OPEN SPACE REQUIRED:	24.06 AC.
TOTAL OPEN SPACE PROVIDED:	24.07 AC.

**LEGEND**

EXISTING	PROPOSED
---	PROPERTY LINE/R.O.W.
---	ABUTTER PROPERTY LINE
---	SETBACK
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	EDGE OF WETLANDS
---	EDGE OF WATER
---	CONTOUR LINE



PRELIMINARY  
PLAN

NOT FOR  
CONSTRUCTION

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

REV	DATE	BY	DESCRIPTION
A	3-22-21	JRH	SKETCH PLAN SUBMISSION TO TOWN

**SKETCH PLAN**  
FROST LANE SUBDIVISION  
FROST LANE AND ALBION ROAD  
WINDHAM, MAINE  
FOR: MB CONTRACTING, LLC  
P.O. BOX 73  
CUMBERLAND, MAINE 04021

21003 JOB NUMBER:
1" = 100' SCALE:
3-22-2021 DATE:
SHEET 1 OF 1
SK-1





PRIMARY CONSERVATION AREAS:

<div></div>	1. FLOODPLAINS =	90,930 SF
<div></div>	2. WETLANDS =	701,628 SF
<div></div>	3. STEEP SLOPES OVER 25% =	7,649 SF

TOTAL PRIMARY CONSERVATION AREAS = 800,207 SF  
TOTAL PRIMARY CONSERVATION AREA IN OPEN SPACE= 781,740 SF (98%)

NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL LAND AREA: 2,098,345 S.F.  
DEDUCT OWNER RETAINED LAND: 847,868 S.F.  
GROSS LAND AREA: 1,250,477 S.F.

DEDUCTIONS:	
1. RIGHT-OF-WAY	52,577 S.F.
2. STEEP SLOPES (OVER 25%)	7,649 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F. (INCLUDED IN #5 DEDUCTIONS)
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	785,437 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

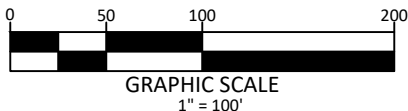
TOTAL NET AREA: 404,814 S.F.  
REQUIRED NET AREA PER DWELLING: 40,000 S.F.  
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 10.12  
PROPOSED LOTS: 7

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION :

TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION: 19.41 AC.  
50% NET RESIDENTIAL AREA: 4.65 AC.  
TOTAL OPEN SPACE REQUIRED: 24.06 AC.  
TOTAL OPEN SPACE PROVIDED: 24.06 AC.

LEGEND

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REV	DATE	BY	DESCRIPTION
A	3-22-21	JRH	SKETCH PLAN SUBMISSION TO TOWN

RESOURCE CONSERVATION INVENTORY MAP

FROST LANE SUBDIVISION  
FROST LANE AND ALBION ROAD  
WINDHAM, MAINE  
FOR: MB CONTRACTING, LLC  
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