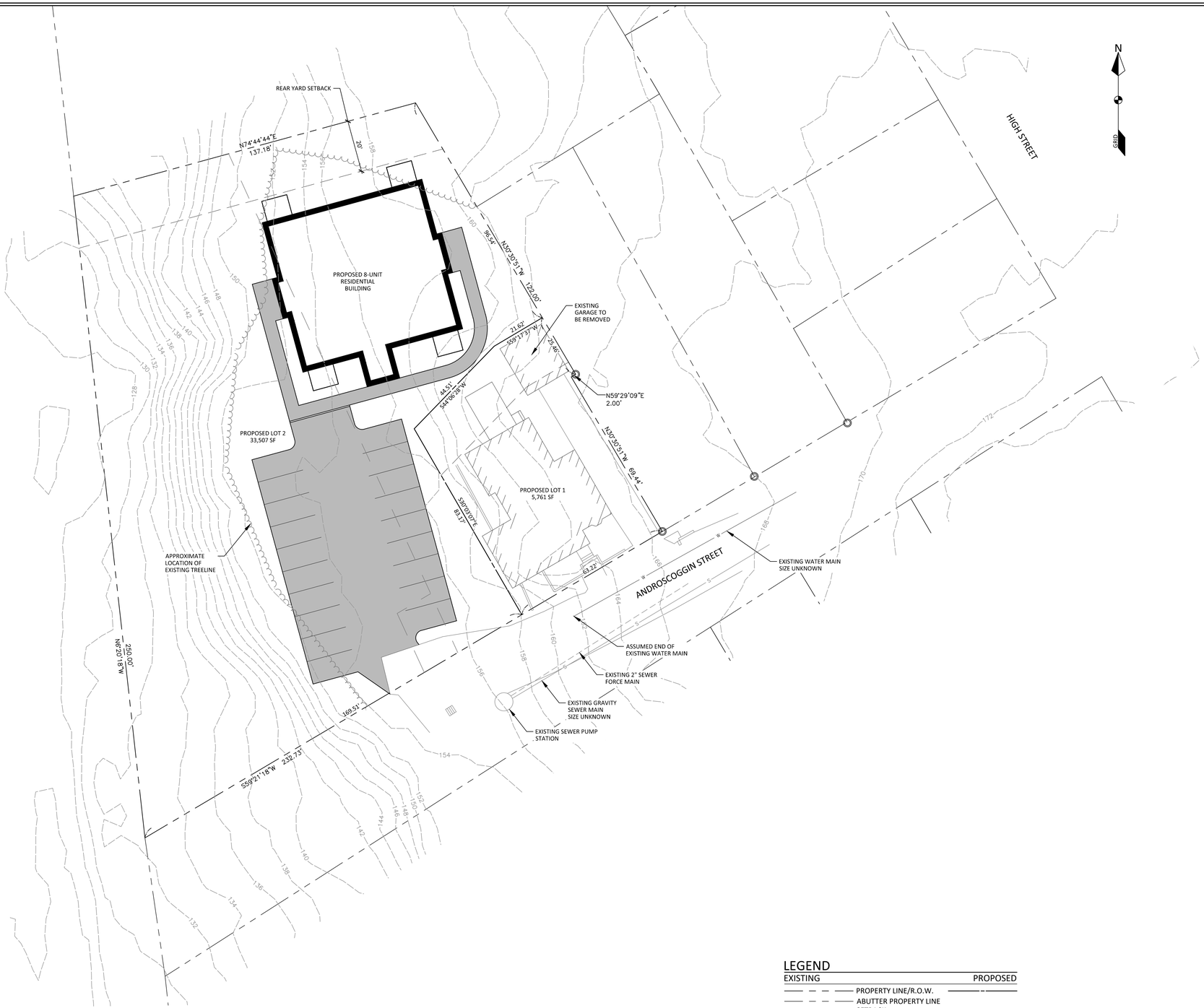

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAMES CUMMINGS BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK xxxxx PAGE xxxx.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 0.90 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 37, LOT 13.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF 11 ANDROSCOGGIN STREET, WINDHAM, MAINE FOR JAMES CUMMINGS, PREPARED BY SURVEY, INC. DATED JULY 2021.
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 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY SURVEY, INC AND LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL DISTRICT WITH THE FOLLOWING SPACE AND BULK STANDARDS FOR LOTS CONNECTED TO PUBLIC WATER AND SEWER:

MIN LOT SIZE:	5,000 SF
MIN STREET FRONTAGE:	50 FT
MIN FRONT YARD:	NONE
MIN SIDE YARD:	NONE
MIN REAR YARD:	20 FT
MAX BUILDING HEIGHT:	35 FT

11. NO WETLAND DELINEATION HAS BEEN PERFORMED ON THIS PROPERTY

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	39,268 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	10,940 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 S.F.
6. SURFACE WATERBODIES	0 SF
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	28,328 S.F.
REQUIRED NET AREA PER DWELLING:	2,500 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	11
NUMBER OF LOTS PROPOSED:	9

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	
--200--	CONTOUR LINE	--201--
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

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

SITE PLAN

11 ANDROSCOGGIN STREET
11 ANDROSCOGGIN STREET
WINDHAM, MAINE
FOR:
JAMES CUMMINGS
PO BOX 957
WINDHAM, ME 04062

21055
JOB NUMBER:

1" = 20'
SCALE:

7-28-2021
DATE:

SHEET 1 OF 1

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