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	
CONTOUR LINE	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
SEWER MANHOLE	
UTILITY POLE	
OVERHEAD UTILITIES	

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

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:

7-19-2021
DATE:

SHEET 1 OF 1

S-1