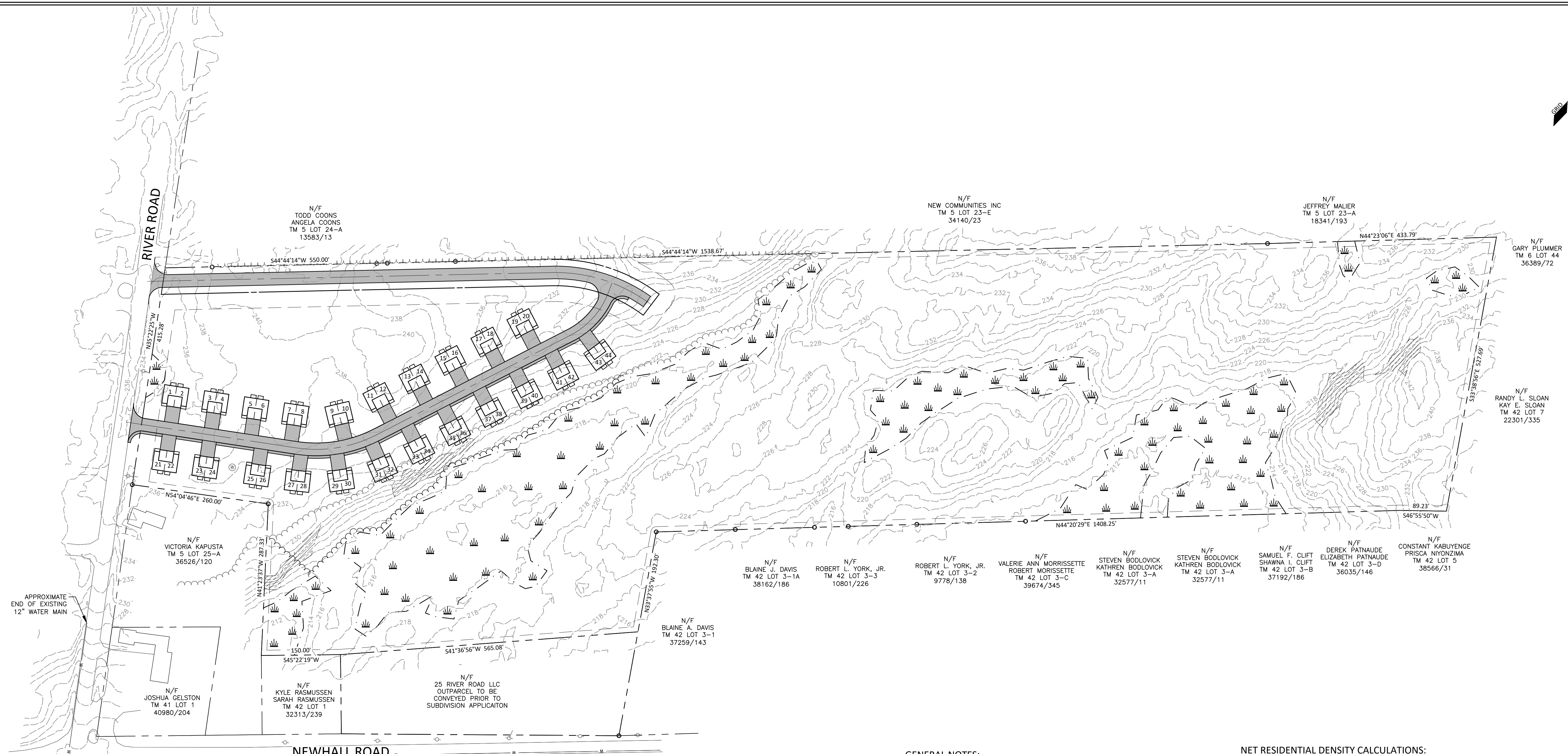


DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV.	DATE	BY	DESCRIPTION

SUBDIVISION PLAN
RIVER ROAD SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR: 25 RIVER ROAD LLC
P.O. BOX 957
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 100'
SCALE:
12-23-2024
DATE:
SHEET 1 OF 2
SB-1



LEGEND

EXISTING	PROPOSED

APPROXIMATE END OF EXISTING 12" WATER MAIN

EXISTING 12" WATER MAIN

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS 25 RIVER ROAD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41151 PAGE 335.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 32.8 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.
- PLAN REFERENCES:
 - A) BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.
- 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 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:
 - MIN LOT SIZE: 20,000 SF
 - MIN STREET FRONTAGE: 100 FT
 - MIN FRONT YARD: 30 FT
 - MIN SIDE/REAR YARD: 10 FT
 - MAX BUILDING COVERAGE: 20%
- WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS, LLC IN NOVEMBER 2024.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 1,429,975 S.F. (34 ACRES)

DEDUCTIONS:

1. RIGHT-OF-WAY	46,900 S.F.
2. STEEP SLOPES (OVER 25%)	14,390 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	234,741 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: 1,133,944 S.F. (26.0 ACRES)
REQUIRED NET AREA PER DWELLING: 15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 75
NUMBER OF LOTS/DWELLINGS PROPOSED: 44 IN PROPOSED PHASE
31 RESERVED FOR FUTURE PHASE

N/F TODD COONS
ANGELA COONS
TM 5 LOT 24-A
13563/13

N/F NEW COMMUNITIES INC
TM 5 LOT 23-E
34140/23

N/F JEFFREY MAJER
TM 5 LOT 23-A
18341/193

N/F GARY FLUMMER
TM 6 LOT 44
36389/72

N/F RANDY L. SLOAN
KAY E. SLOAN
TM 42 LOT 7
22301/335

N/F VICTORIA KAPUSTA
TM 5 LOT 25-A
36526/120

N/F JOSHUA GELSTON
TM 41 LOT 1
40980/204

N/F KYLE RASMUSSEN
SARAH RASMUSSEN
TM 42 LOT 1
32313/239

N/F 25 RIVER ROAD LLC
OUTPARCEL TO BE
CONVEYED PRIOR TO
SUBDIVISION APPLICATION

N/F BLAINE A. DAVIS
TM 42 LOT 3-1
37259/143

N/F BLAINE J. DAVIS
TM 42 LOT 3-1A
36162/186

N/F ROBERT L. YORK, JR.
TM 42 LOT 3-3
10801/226

N/F ROBERT L. YORK, JR.
TM 42 LOT 3-2
9778/138

N/F VALERIE ANN MORRISSETTE
ROBERT MORISSETTE
TM 42 LOT 3-C
39674/345

N/F STEVEN BODLOVICK
KATHREN BODLOVICK
TM 42 LOT 3-A
32577/11

N/F STEVEN BODLOVICK
TM 42 LOT 3-A
32577/11

N/F SAMUEL F. CLIFT
SHAWNA I. CLIFT
TM 42 LOT 3-B
37192/186

N/F DEREK PATNAUDE
ELIZABETH PATNAUDE
TM 42 LOT 3-D
36035/146

N/F CONSTANT KABUYENGE
PRISCA NIYONZIMA
TM 42 LOT 5
38566/31