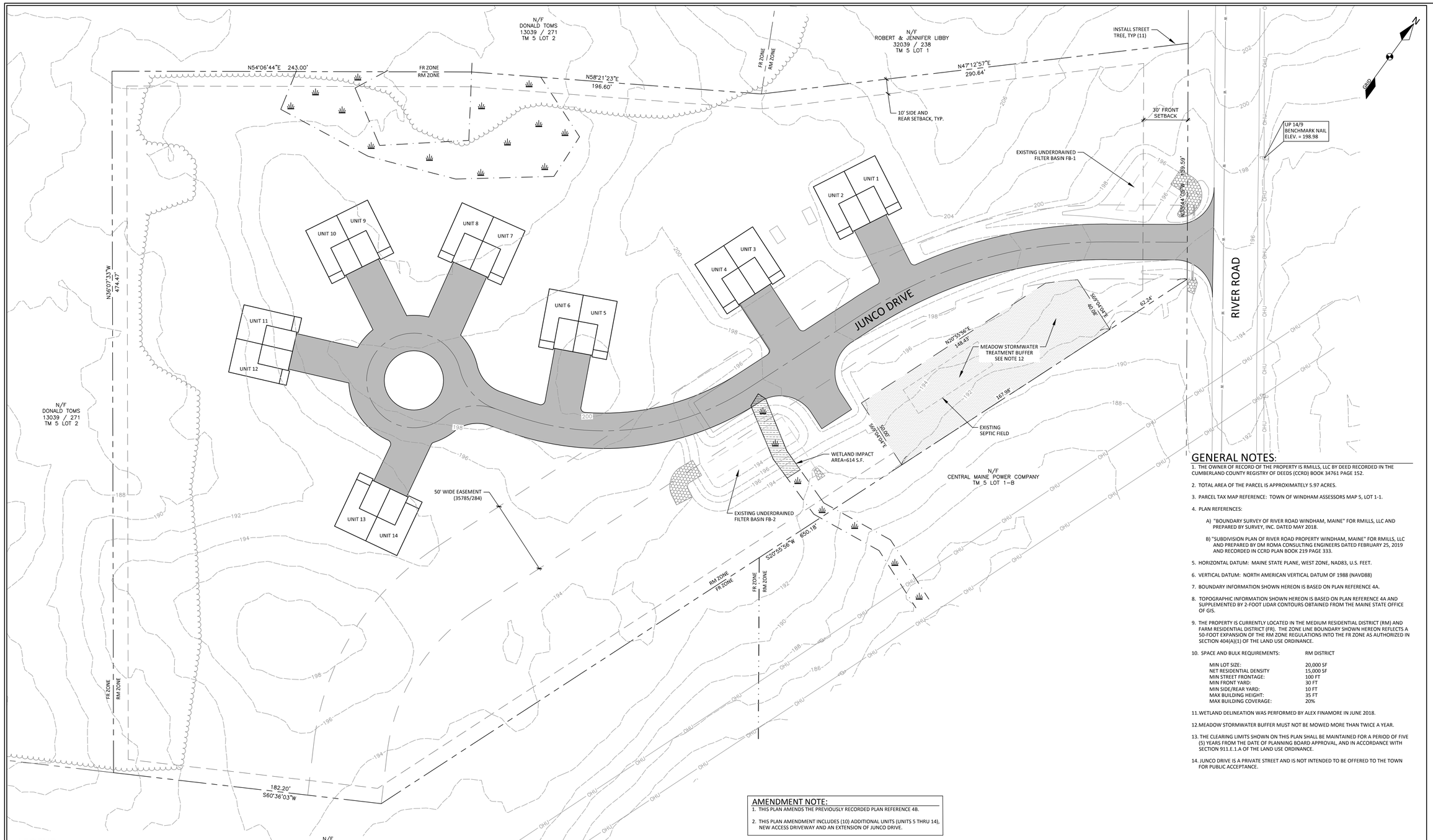

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	ZONE LINE	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
--200-- --201--	CONTOUR LINE	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

AMENDMENT NOTE:

1. THIS PLAN AMENDS THE PREVIOUSLY RECORDED PLAN REFERENCE 4B.
2. THIS PLAN AMENDMENT INCLUDES (10) ADDITIONAL UNITS (UNITS 5 THRU 14), NEW ACCESS DRIVEWAY AND AN EXTENSION OF JUNCO DRIVE.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

NET RESIDENTIAL DENSITY CALCULATIONS WITHIN RM ZONE:

GROSS LAND AREA:	260,246 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	8,831 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:	251,415 S.F.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE DWELLINGS:	16.76
NUMBER OF DWELLINGS PROPOSED:	14

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS RMILLS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 34761 PAGE 152.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 5.97 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 1-1.
4. PLAN REFERENCES:
   A) "BOUNDARY SURVEY OF RIVER ROAD WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY SURVEY, INC. DATED MAY 2018.
   B) "SUBDIVISION PLAN OF RIVER ROAD PROPERTY WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY DM ROMA CONSULTING ENGINEERS DATED FEBRUARY 25, 2019 AND RECORDED IN CCRD PLAN BOOK 219 PAGE 333.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED BY 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE STATE OFFICE OF GIS.
9. THE PROPERTY IS CURRENTLY LOCATED IN THE MEDIUM RESIDENTIAL DISTRICT (RM) AND FARM RESIDENTIAL DISTRICT (FR). THE ZONE LINE BOUNDARY SHOWN HEREON REFLECTS A 50-FOOT EXPANSION OF THE RM ZONE REGULATIONS INTO THE FR ZONE AS AUTHORIZED IN SECTION 404(A)(1) OF THE LAND USE ORDINANCE.
10. SPACE AND BULK REQUIREMENTS:

	RM DISTRICT
MIN LOT SIZE:	20,000 SF
NET RESIDENTIAL DENSITY	15,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	30 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	20%

11. WETLAND DELINEATION WAS PERFORMED BY ALEX FINAMORE IN JUNE 2018.
12. MEADOW STORMWATER BUFFER MUST NOT BE MOWED MORE THAN TWICE A YEAR.
13. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.
14. JUNCO DRIVE IS A PRIVATE STREET AND IS NOT INTENDED TO BE OFFERED TO THE TOWN FOR PUBLIC ACCEPTANCE.

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

PRELIMINARY PLAN

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

REV.	DATE	BY	DESCRIPTION
A	3-23-20	DMR	ISSUED FOR SKETCH PLAN REVIEW

SKETCH PLAN

VEERY ESTATES CONDOMINIUM
JUNCO DRIVE
WINDHAM, MAINE
FOR RECORD OWNER:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, ME 04062

17057
JOB NUMBER:

1" = 30'
SCALE:

3-23-2020
DATE:

SHEET 3 OF 7

ASB-1