



0 10 20 30 40
GRAPHIC SCALE
1" = 20'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.C.W.	—
ABUTTER PROPERTY LINE	—
TIE LINE	—
SETBACK	—
EASEMENT LINE	—
GRANITE MONUMENT	■
IRON PIN/DRILL HOLE	●
CENTERLINE	—
BUILDING	—
EDGE OF PAVEMENT/CURB	—
EDGE OF GRAVEL	—
EDGE OF CONCRETE	—
SIGN	—
EDGE OF WETLANDS	—
EDGE OF WATER	—
CENTERLINE OF STREAM	—
CONTOUR LINE	—
TREELINE	—
TEST PIT	—
CATCHBASIN	—
DRAINAGE MANHOLE	○
CULVERT/STORMDRAIN	—
UNDERDRAIN	—
SEWER MANHOLE	○
SANITARY SEWER PIPE	—
FORCE MAIN	—
WATER MAIN	—
WATER VALVE	—
FORMER PAD	—
HYDRANT	—
AIR RELEASE	—
UTILITY POLE	—
LIGHT POLE	—
OVERHEAD UTILITIES	—
OHU	—
UGU	—

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAMES CUMMINGS BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38437 PAGE 299.
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 SUPPLEMENTED WITH 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 FRONTRAGE:	50 FT
MIN FRONT YARD:	NONE
MIN SIDE YARD:	NONE
MIN REAR YARD:	20 FT
MAX BUILDING HEIGHT:	35 FT

10. WETLAND DELINEATION WAS PERFORMED BY MAINELY SOILS IN AUGUST 2021.
11. THE TREE CLEARING LIMITS SHOWN ON THIS PLAN MUST BE MAINTAINED FOR A MINIMUM PERIOD OF 5 YEARS FOLLOWING PLANNING BOARD APPROVAL.

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. WILDLIFE HABITAT SOILS	154 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: 28,175 S.F.
REQUIRED NET AREA PER DWELLING: 2,500 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 11
NUMBER OF LOTS/DWELLINGS PROPOSED: 3

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

DATE	REV	BY	DESCRIPTION
10-27-21	A	DNR	ISSUED TO TOWN PERMIT REVIEW
11-8-21	B	DNR	REVISED PER TOWN REVIEW

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

21055
JOB NUMBER:
1" = 20'
SCALE:
11-8-2021
DATE:
SHEET 3 OF 6
S-1

