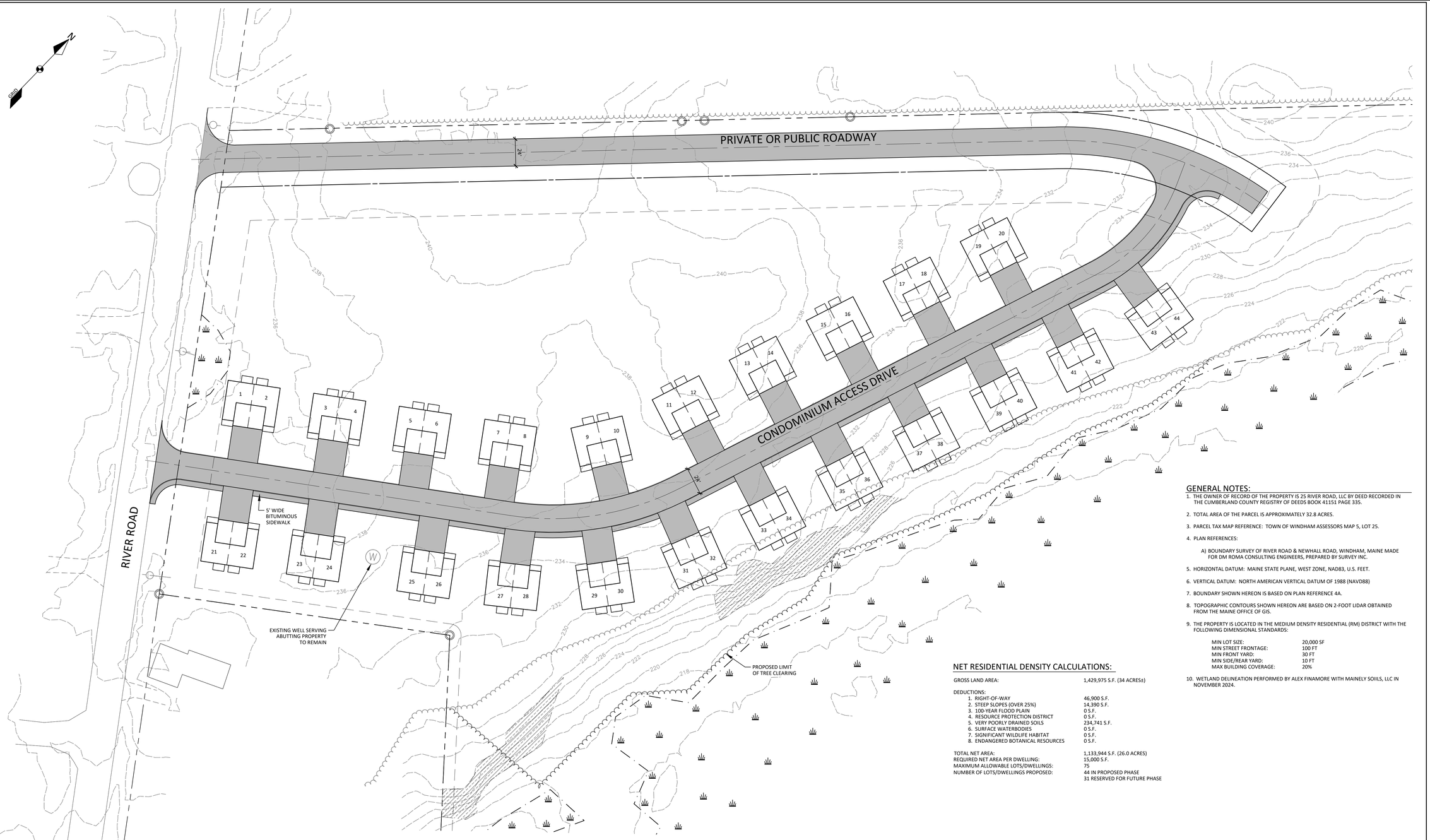

GENERAL NOTES:

1. 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.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 32.8 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.
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 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. 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%

10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOIILS, 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

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--
	EDGE OF WETLANDS	
	CULVERT/STORMDRAIN	
S	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

GRAPHIC SCALE
0 20 40 80
1" = 40'

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

STATE OF MAINE · DUSTIN M. ROMA · REG. No. 12131 · REGISTERED PROFESSIONAL ENGINEER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

REV	DATE	BY	DESCRIPTION

SITE PLAN

RIVER ROAD SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR:
25 RIVER ROAD LLC
PO BOX 357
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 40'
SCALE:
12-23-2024
DATE:
SHEET 2 OF 2
S-1