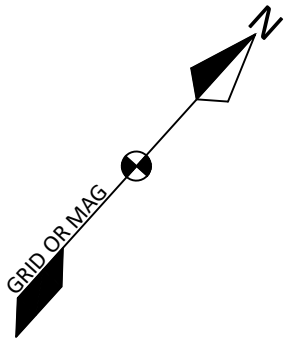
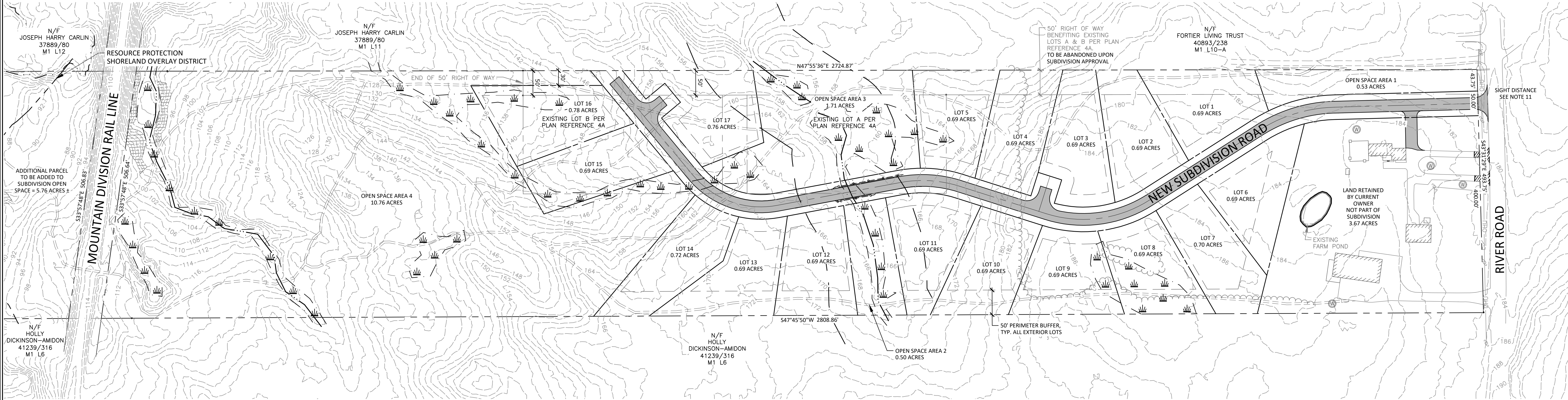


- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS MICHAEL E. TEVANIAN BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41547 PAGE 82.
 - TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 33.69 ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 1, LOTS 8 (PORTION), 8-1, 8-2 & 9.
 - PLAN REFERENCES:
 - BOUNDARY SURVEY, RIVER ROAD AND PRESUMPCOT RIVER, WINDHAM, MAINE FOR MIKE TEVANIAN, PREPARED BY LEWIS & WASINA, INC. AND RECORDED IN CCRD PLAN BOOK 207 PAGE 448.
 - BOUNDARY SURVEY, 100 RIVER ROAD, WINDHAM, MAINE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY, INC. DATED SEPTEMBER 2025.
 - 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 4B.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
 - THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
 - WETLAND DELINEATION PERFORMED BY MAINELY SOILS LLC IN SEPTEMBER 2025.
 - VEHICLE SIGHT DISTANCE AT THE PROPOSED STREET INTERSECTION WAS MEASURED TO BE IN EXCESS OF 1,120 FEET LOOKING RIGHT (SOUTH) AND 1,580 FEET LOOKING LEFT (NORTH).



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.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
	FLOODPLAIN
	CONTOUR LINE
	TREELINE
	STONE WALL
	RETAINING WALL
	TEST PIT
	CATCHBASIN
	DRAINAGE MANHOLE
	CULVERT/STORMDRAIN
	UNDERDRAIN
	WELL
	UTILITY POLE
	OVERHEAD UTILITIES

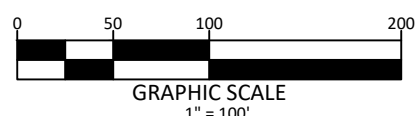


NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,467,349 S.F. (33.69 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	103,193 S.F.
2. STEEP SLOPES (OVER 25%)	11,738 S.F.
3. 100-YEAR FLOOD PLAIN	976 S.F. (EXCLUDING #4)
4. RESOURCE PROTECTION DISTRICT	158,236 S.F.
5. VERY POORLY DRAINED SOILS	99,448 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:	1,094,943 S.F. (25.15 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	18.25
NUMBER OF LOTS PROPOSED:	17

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	8.55 AC.
50% NET RESIDENTIAL AREA:	12.57 AC.
TOTAL OPEN SPACE REQUIRED:	21.12 AC.
OPEN SPACE PROVIDED ON SUBDIVISION LOT:	13.61 AC.
ADDITIONAL OPEN SPACE LOT (TAX LOT 9):	5.76 AC.
TOTAL OPEN SPACE PROVIDED:	19.38 AC.



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

PRELIMINARY
PLAN

NOT FOR
CONSTRUCTION

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

REV	DATE	BY	DESCRIPTION

SUBDIVISION PLAN
100 RIVER ROAD SUBDIVISION
100 RIVER ROAD WINDHAM, MAINE
FOR: ROW EVEN, LLC
17 BUCKET LAKE YARMOUTH, ME 04096

23056
JOB NUMBER:
1" = 100'
SCALE:
12-4-2025
DATE:
SHEET 1 OF 1
SB-1