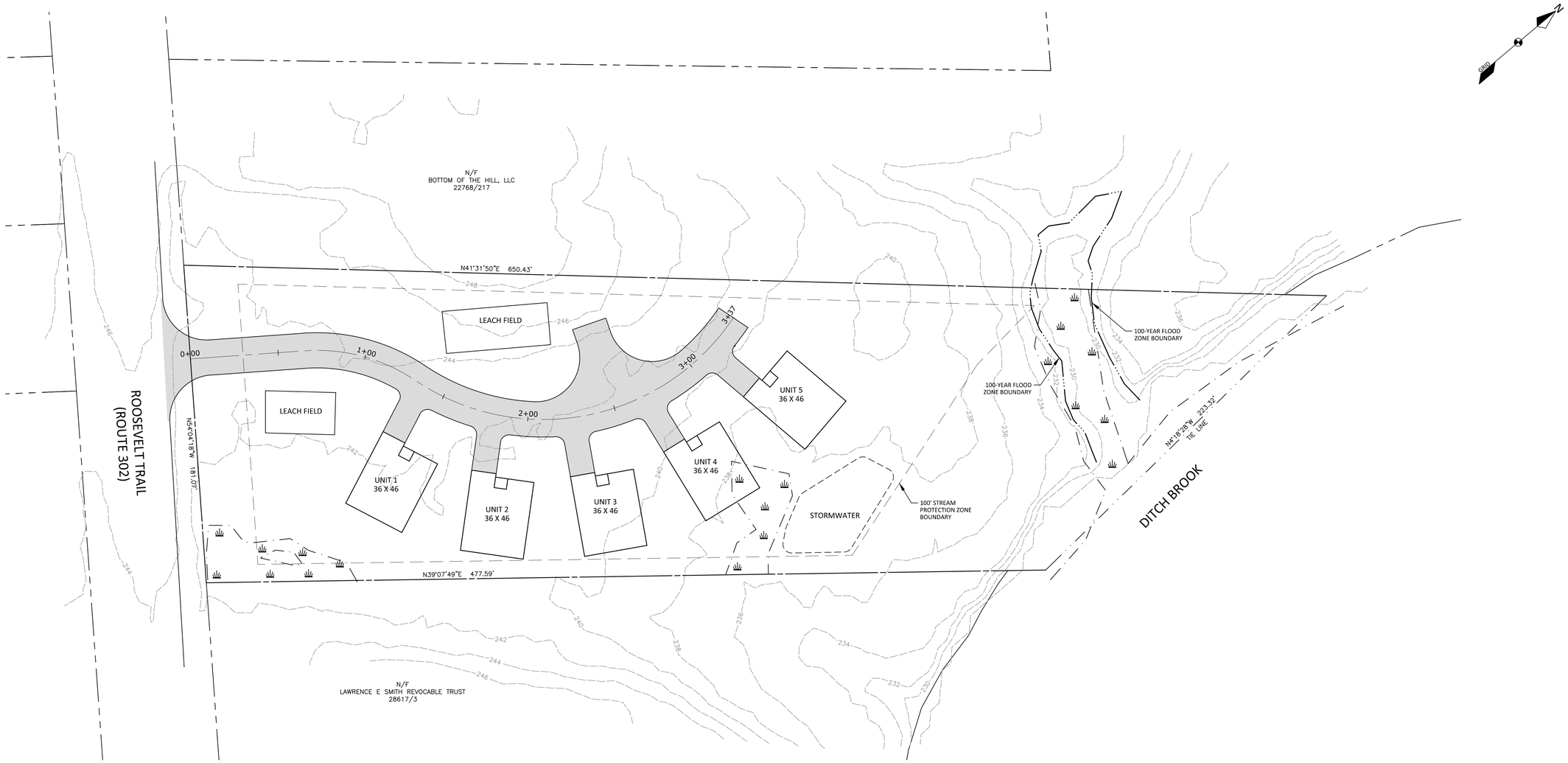

LEGEND

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-- --201--	CONTOUR LINE	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

0 15 30 60
GRAPHIC SCALE

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JTSH, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34,200 PAGE 133.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.16 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 48, LOT 30-A.

4. PLAN REFERENCES:

   A) PLAN OF LAND ON ROOSEVELT TRAIL IN WINDHAM MAINE, PREPARED BY WAYNE T. WOOD & COMPANY, DATED AUGUST 2017, JOB # 217081

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 STATE OFFICE OF GIS.

9. THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT.

10. SPACE AND BULK REQUIREMENTS: RM DISTRICT

	RM DISTRICT
MIN LOT SIZE:	20,000 SF (PUBLIC WATER)
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 PERFORMED BY LONGVIEW PARTNERS, LLC IN OCTOBER 2017.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	2.16 ACRES (94,074 SF)
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F. (INCLUDED IN 5)
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	7,120 S.F.
6. SURFACE WATERBODIES	0 S.F. (INCLUDED IN 5)
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	86,954 S.F.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	5.79
NUMBER OF LOTS/DWELLINGS PROPOSED:	5

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

REV.	DATE	BY	DESCRIPTION

DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310 - 0506

SKETCH SITE PLAN

CONDOMINIUM DEVELOPMENT
WINDHAM, ME

FOR RECORD OWNER:
JTSH, LLC
PO BOX 232
WINDHAM, ME 04062

17058
JOB NUMBER:

1" = 30'
SCALE:

11-20-2017
DATE:

SHEET 1 OF 1

S-1