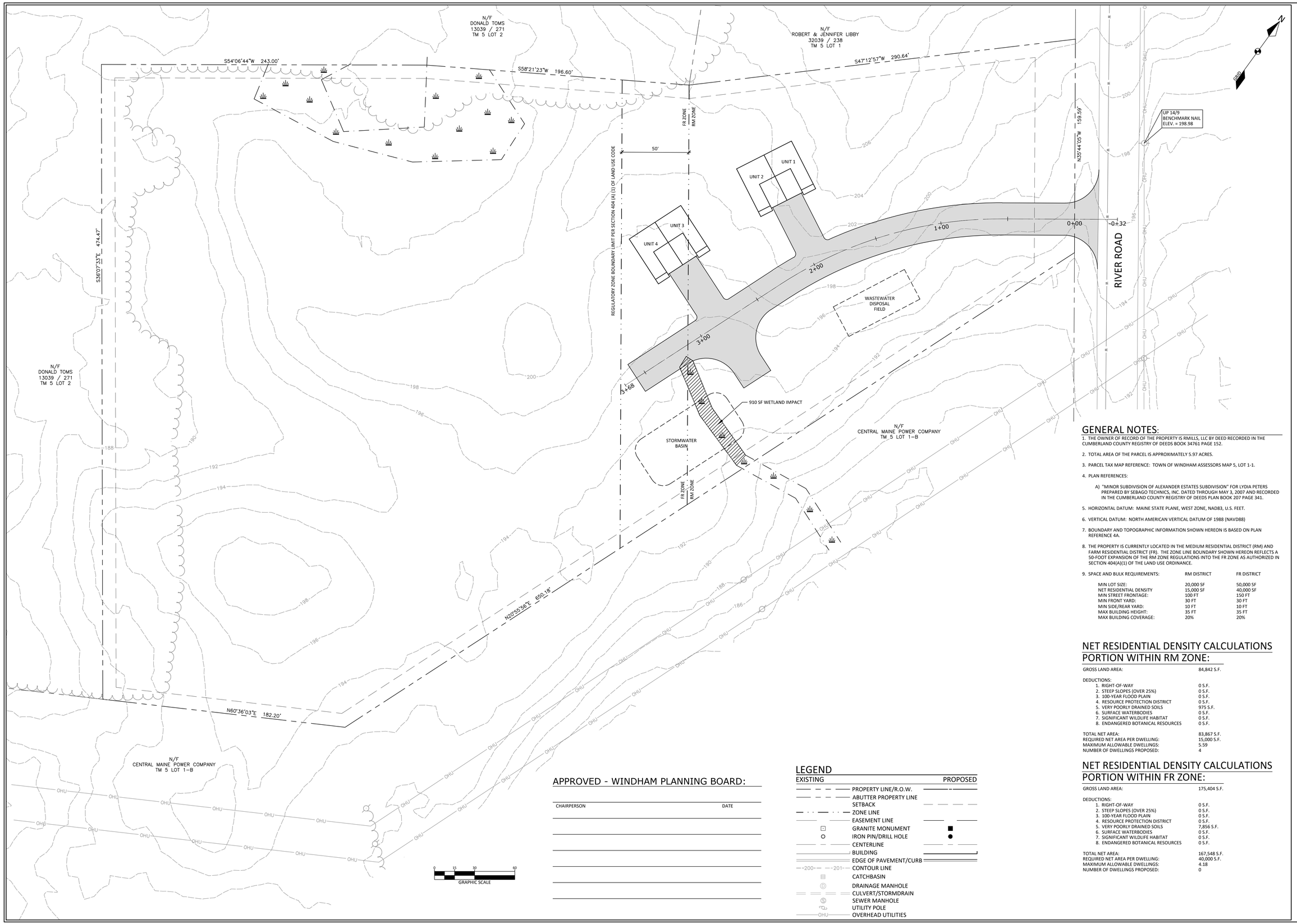

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS RMILLS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS 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) "MINOR SUBDIVISION OF ALEXANDER ESTATES SUBDIVISION" FOR LYDIA PETERS PREPARED BY SEBAGO TECHNICS, INC. DATED THROUGH MAY 3, 2007 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 207 PAGE 341.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. 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.
9. SPACE AND BULK REQUIREMENTS:

	RM DISTRICT	FR DISTRICT
MIN LOT SIZE:	20,000 SF	50,000 SF
NET RESIDENTIAL DENSITY	15,000 SF	40,000 SF
MIN STREET FRONTAGE:	100 FT	150 FT
MIN FRONT YARD:	30 FT	30 FT
MIN SIDE/REAR YARD:	10 FT	10 FT
MAX BUILDING HEIGHT:	35 FT	35 FT
MAX BUILDING COVERAGE:	20%	20%

NET RESIDENTIAL DENSITY CALCULATIONS PORTION WITHIN RM ZONE:

GROSS LAND AREA:	84,842 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	975 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:	83,867 S.F.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE DWELLINGS:	5.59
NUMBER OF DWELLINGS PROPOSED:	4

NET RESIDENTIAL DENSITY CALCULATIONS PORTION WITHIN FR ZONE:

GROSS LAND AREA:	175,404 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	7,856 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:	167,548 S.F.
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE DWELLINGS:	4.18
NUMBER OF DWELLINGS PROPOSED:	0

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

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	

STATE OF MAINE
DUSTIN M. ROMA
No. 12131
PROFESSIONAL ENGINEER

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

REV	DATE	BY	DESCRIPTION

SUBDIVISION PLAN

RIVER ROAD PROPERTY
WINDHAM, MAINE

FOR RECORD OWNER:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, ME 04062

17057	JOB NUMBER:
1" = 30'	SCALE:
6-18-2018	DATE:
SHEET 1 OF 1	
SB-1	