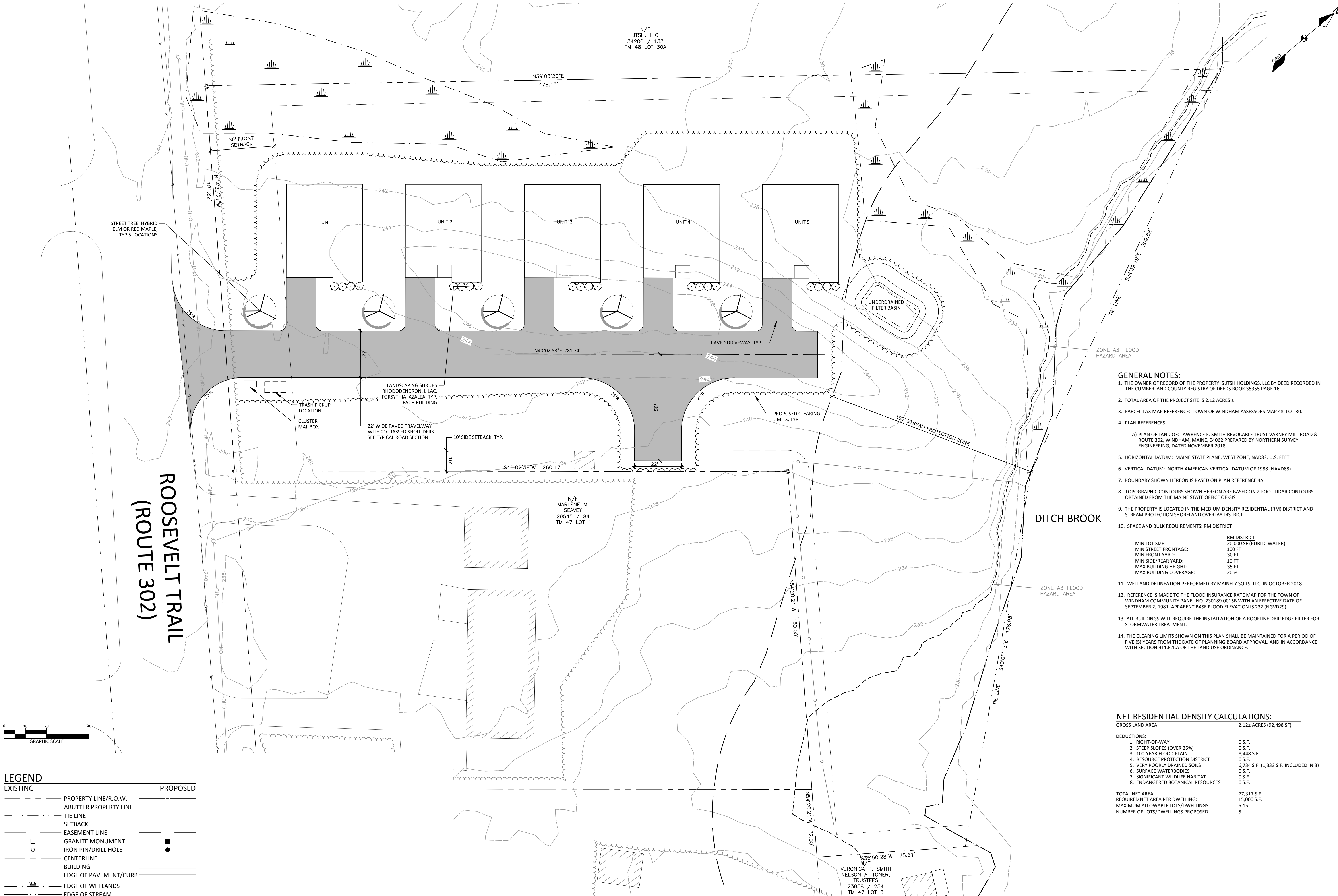




LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	TIE LINE
	SETBACK
	EASEMENT LINE
	GRANITE MONUMENT
	IRON PIN/DRILL HOLE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF WETLANDS
	EDGE OF STREAM
	CONTOUR LINE
	TREELINE
	CULVERT/STORMDRAIN
	WATER MAIN
	WATER VALVE
	HYDRANT
	UTILITY POLE
	OVERHEAD UTILITIES

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JTSH HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35355 PAGE 16.
2. TOTAL AREA OF THE PROJECT SITE IS 2.12 ACRES ±
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 48, LOT 30.
4. PLAN REFERENCES:
A) PLAN OF LAND OF: LAWRENCE E. SMITH REVOCABLE TRUST VARNEY MILL ROAD & ROUTE 302, WINDHAM, MAINE, 04062 PREPARED BY NORTHERN SURVEY ENGINEERING, DATED NOVEMBER 2018.
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 CONTOURS OBTAINED FROM THE MAINE STATE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT AND STREAM PROTECTION SHORELAND OVERLAY DISTRICT.
10. SPACE AND BULK REQUIREMENTS: 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:	25 %

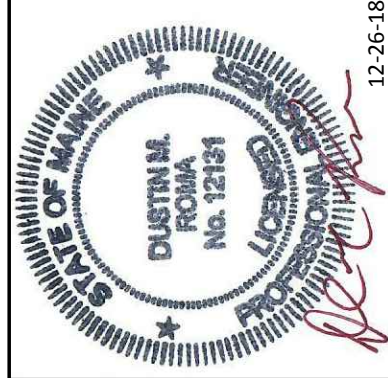
11. WETLAND DELINEATION PERFORMED BY MAINELY SOILS, LLC. IN OCTOBER 2018.
12. REFERENCE IS MADE TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WINDHAM COMMUNITY PANEL NO. 230189.0015B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. APPARENT BASE FLOOD ELEVATION IS 232 (NGVD29).
13. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
14. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 2.12± ACRES (92,498 SF)

DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	8,448 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	6,734 S.F. (1,333 S.F. INCLUDED IN 3)
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	77,317 S.F.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	5.15
NUMBER OF LOTS/DWELLINGS PROPOSED:	5



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

REV	DATE	BY	DESCRIPTION
A	11-20-18	DMK	ISSUED FOR SKETCH PLAN REVIEW

SUBDIVISION PLAN
BROOKSIDE II CONDOMINIUM
WINDHAM, MAINE
FOR APPLICANT:
JTSH HOLDINGS, LLC
PG 800.232
WINDHAM, ME 04062

18088 JOB NUMBER:
1" = 20' SCALE:
12-26-2018 DATE:
SHEET 1 OF 1
SP-1