



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

REV	DATE	BY	DESCRIPTION
A	7-15-18	DMR	ISSUED FOR PWD REVIEW
B	7-25-18	DMR	ISSUED FOR TOWN REVIEW
C	9-4-18	DMR	REVISED WATER MAIN
D	11-14-18	DMR	ISSUED FOR PLANNING BOARD SIGNATURES
E	2-25-19	DMR	ADDED STREET TREES

SUBDIVISION PLAN
RIVER ROAD PROPERTY
WINDHAM, MAINE
FOR RECORD OWNER:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, ME 04062

17057
JOB NUMBER:
1" = 30'
SCALE:
2-25-2019
DATE:
SHEET 3 OF 7
SB-1

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS RMILLS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34763 PAGE 152.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 5.97 ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 1-1.
 - PLAN REFERENCES:
A) "BOUNDARY SURVEY OF RIVER ROAD WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY SURVEY, INC. DATED MAY 2018.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED BY 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE STATE OFFICE OF GIS.
 - 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.
 - 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%
 - WETLAND DELINEATION WAS PERFORMED BY ALEX FINAMORE IN JUNE 2018.
 - MEADOW STORMWATER BUFFER MUST NOT BE MOWED MORE THAN TWICE A YEAR.
 - 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.
 - JUNCO DRIVE IS A PRIVATE STREET AND IS NOT INTENDED TO BE OFFERED TO THE TOWN FOR PUBLIC ACCEPTANCE.
 - THE PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT-BY-RULE.

TAX ASSESSMENT DATA		
SUBDIVISION UNIT ID	TAX MAP NUMBER	LOT NUMBER
1	5	1-1-1
2	5	1-1-2
3	5	1-1-3
4	5	1-1-4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	174.53'	300.00'	33° 19' 59"	N37° 35' 56"E	172.08'

NET RESIDENTIAL DENSITY CALCULATIONS 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

NET RESIDENTIAL DENSITY CALCULATIONS 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

APPROVED - WINDHAM PLANNING BOARD:
CHAIRPERSON:
APPROVED September 24, 2018
DATE: _____

- CONDITIONS OF SUBDIVISION APPROVAL**
- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 18, 2018, AS AMENDED JULY 23, 2018 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE LAND USE ORDINANCE.
 - APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.

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