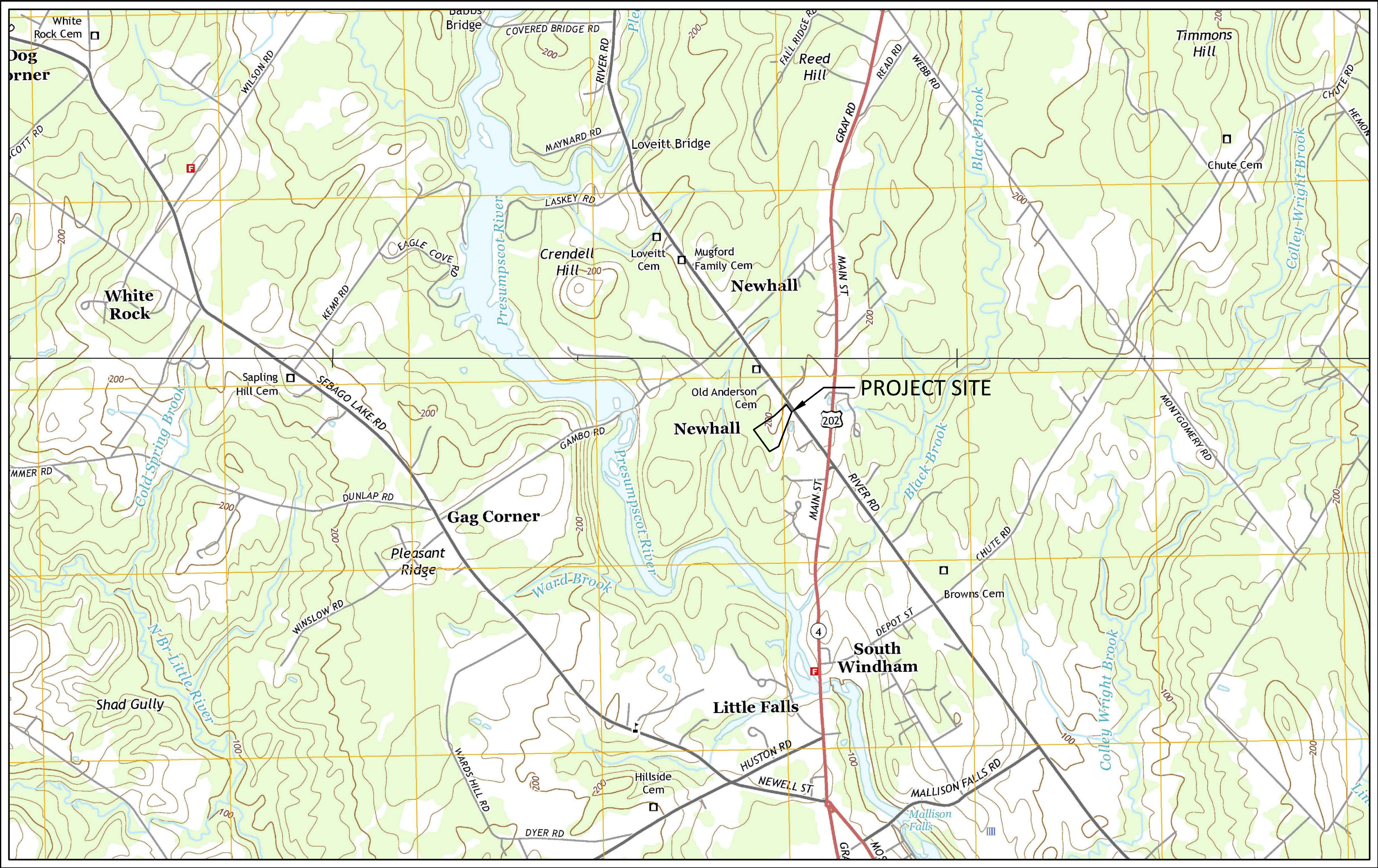


VEERY ESTATES CONDOMINIUM

RIVER ROAD
WINDHAM, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SURVEY, INC.
SITE EVALUATOR & WETLAND SCIENTIST	MAINELY SOILS, LLC



PROJECT VICINITY MAP

ISSUED FOR TOWN REVIEW - NOT FOR CONSTRUCTION
JUNE 22, 2020

PREPARED BY:

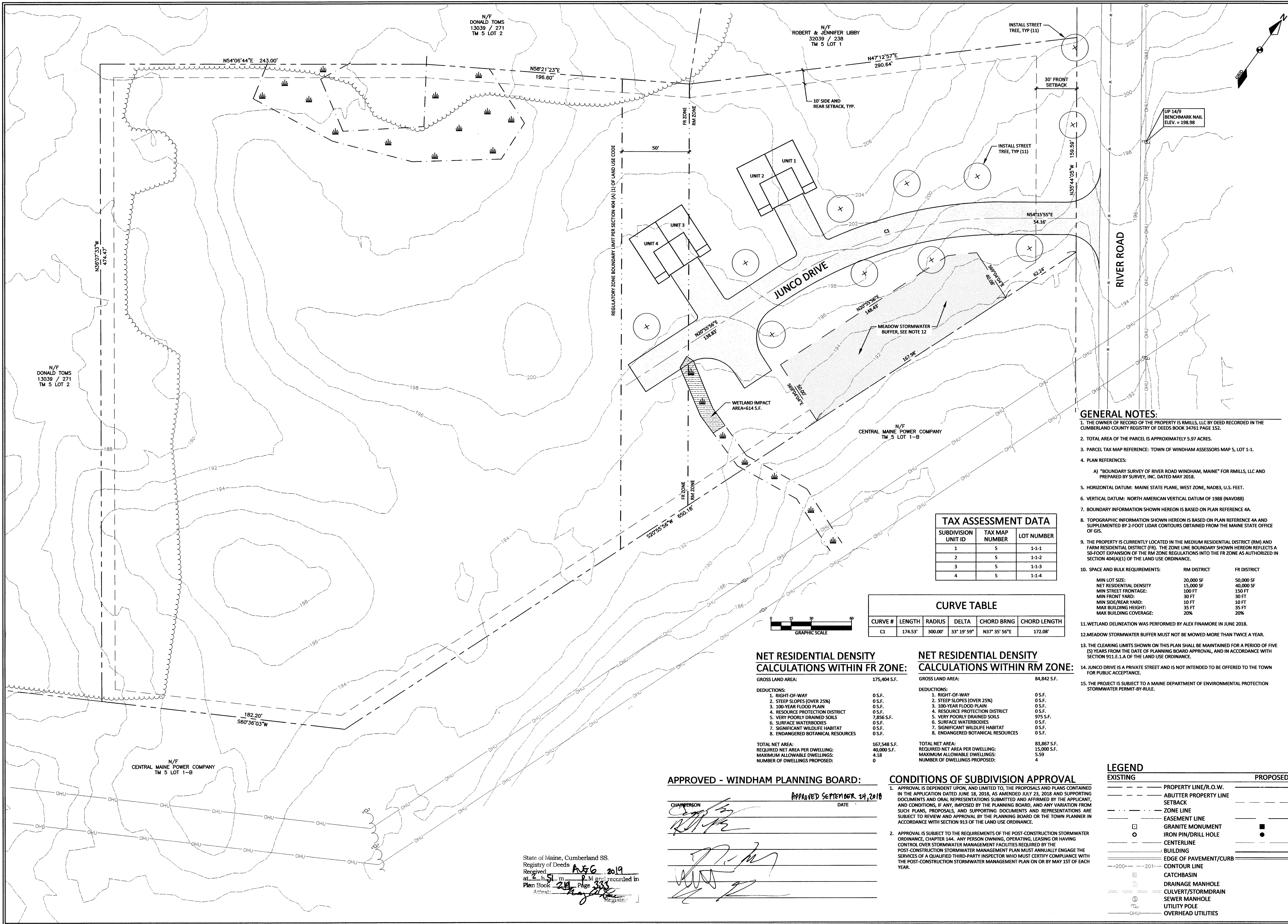
DM ROMA

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

APPLICANT:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, MAINE 04062

VEERY ESTATES CONDOMINIUM
DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	VEERY ESTATES SUBDIVISION PLAN
3	AMENDED SUBDIVISION PLAN
4	GRADING AND UTILITY PLAN
5	DETAILS
6	DETAILS



- 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) "BOUNDARY SURVEY OF RIVER ROAD WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY SURVEY, INC. DATED MAY 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 INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 8. 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.
 9. 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.
 10. 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%
 11. WETLAND DELINEATION WAS PERFORMED BY ALEX FINAMORE IN JUNE 2018.
 12. MEADOW STORMWATER BUFFER MUST NOT BE MOWED MORE THAN TWICE A YEAR.
 13. 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 911.1.A OF THE LAND USE ORDINANCE.
 14. JUNCO DRIVE IS A PRIVATE STREET AND IS NOT INTENDED TO BE OFFERED TO THE TOWN FOR PUBLIC ACCEPTANCE.
 15. 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
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
2. STEEP SLOPES (OVER 25%)
3. 100-YEAR FLOOD PLAIN
4. RESOURCE PROTECTION DISTRICT
5. VERY POORLY DRAINED SOILS
6. SURFACE WATERBODIES
7. SIGNIFICANT WILDLIFE HABITAT
8. ENDANGERED BOTANICAL RESOURCES

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
2. STEEP SLOPES (OVER 25%)
3. 100-YEAR FLOOD PLAIN
4. RESOURCE PROTECTION DISTRICT
5. VERY POORLY DRAINED SOILS
6. SURFACE WATERBODIES
7. SIGNIFICANT WILDLIFE HABITAT
8. ENDANGERED BOTANICAL RESOURCES

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:

Approved September 24, 2019

CHAIRPERSON

DATE

CONDITIONS OF SUBDIVISION APPROVAL

1. 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.
2. 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

State of Maine, Cumberland SS.
Registry of Deeds
Received at 2:51 p.m. on 9/24/2019
Plan Book 210 Page 388
Attest: [Signature]
Register

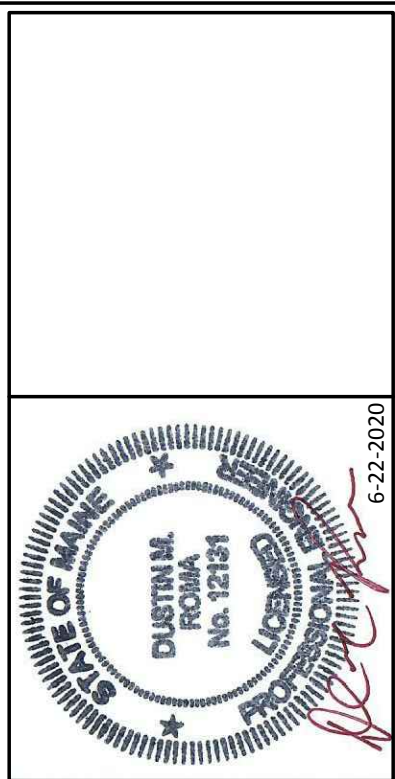
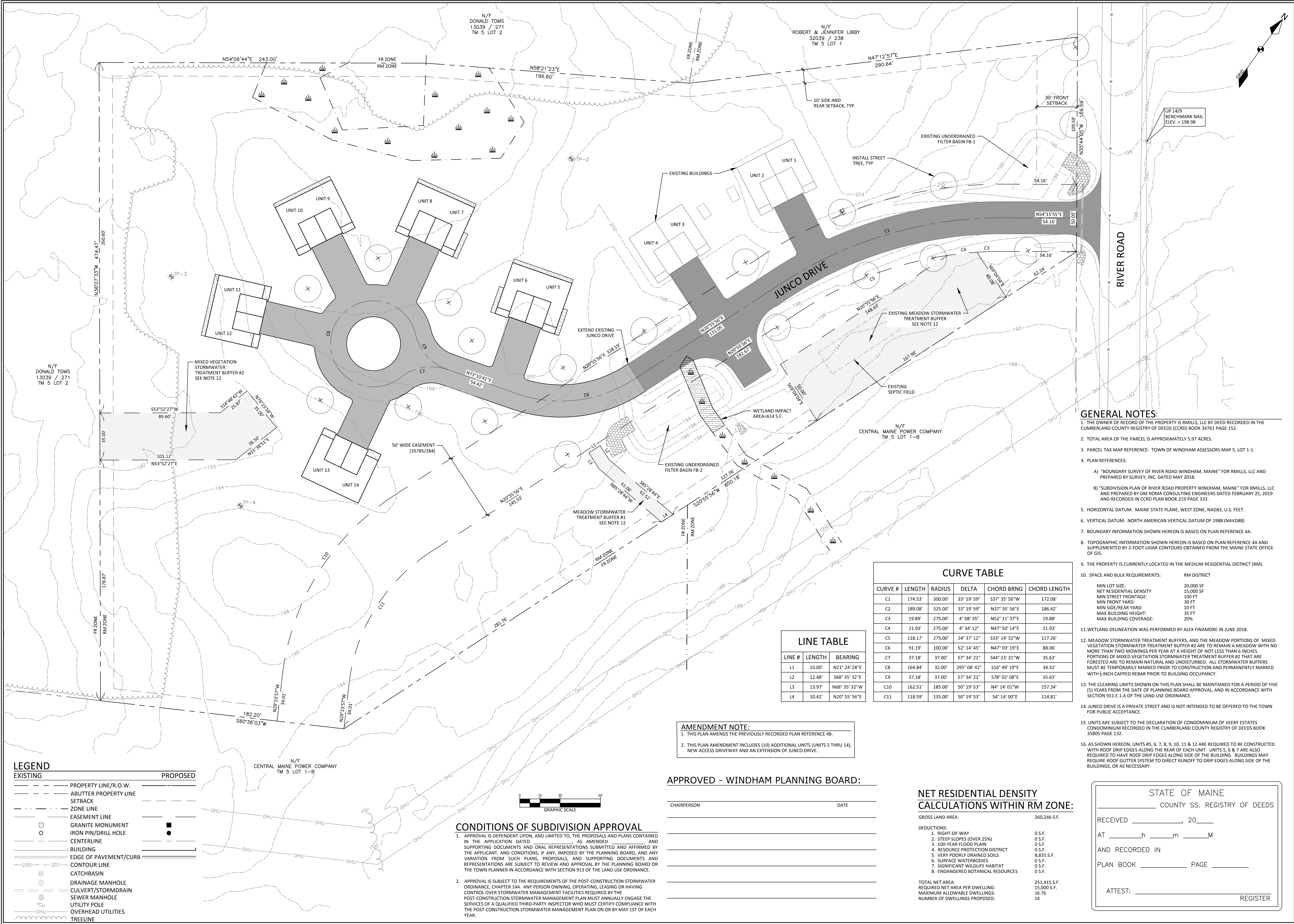
STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR
2-25-19

STATE OF MAINE
DUSTIN M. ROMA
NO. 12561
LICENSED PROFESSIONAL LAND SURVEYOR
2-25-19

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

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



DM ROMA
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WINDHAM, ME 04062
(207) 310-0506

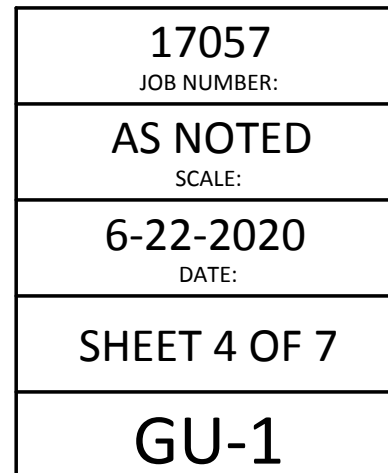
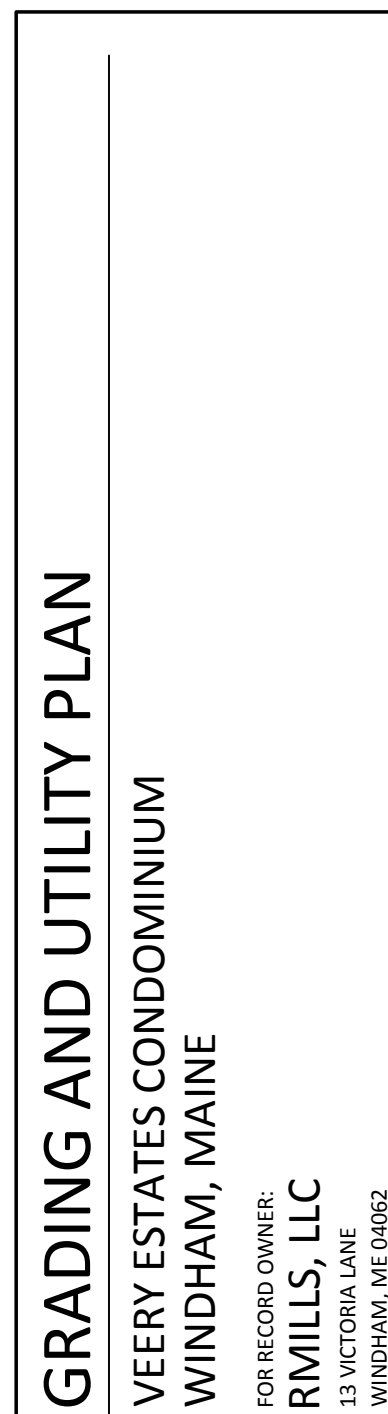
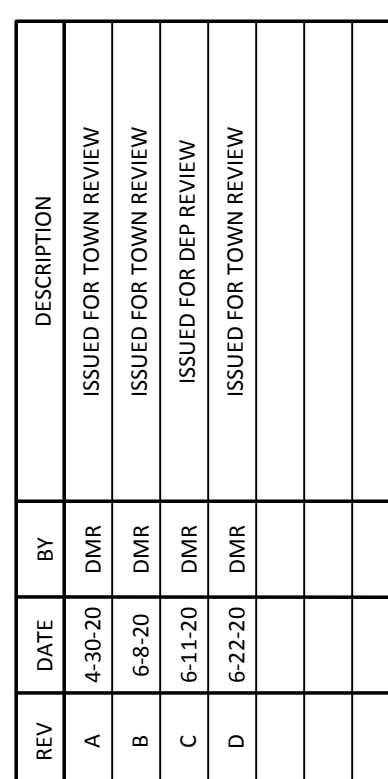
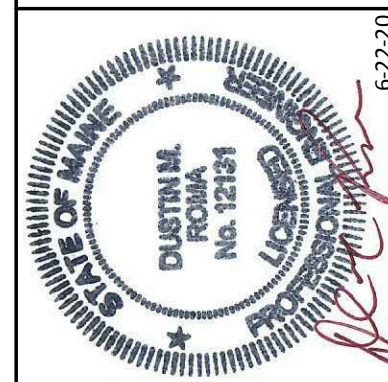
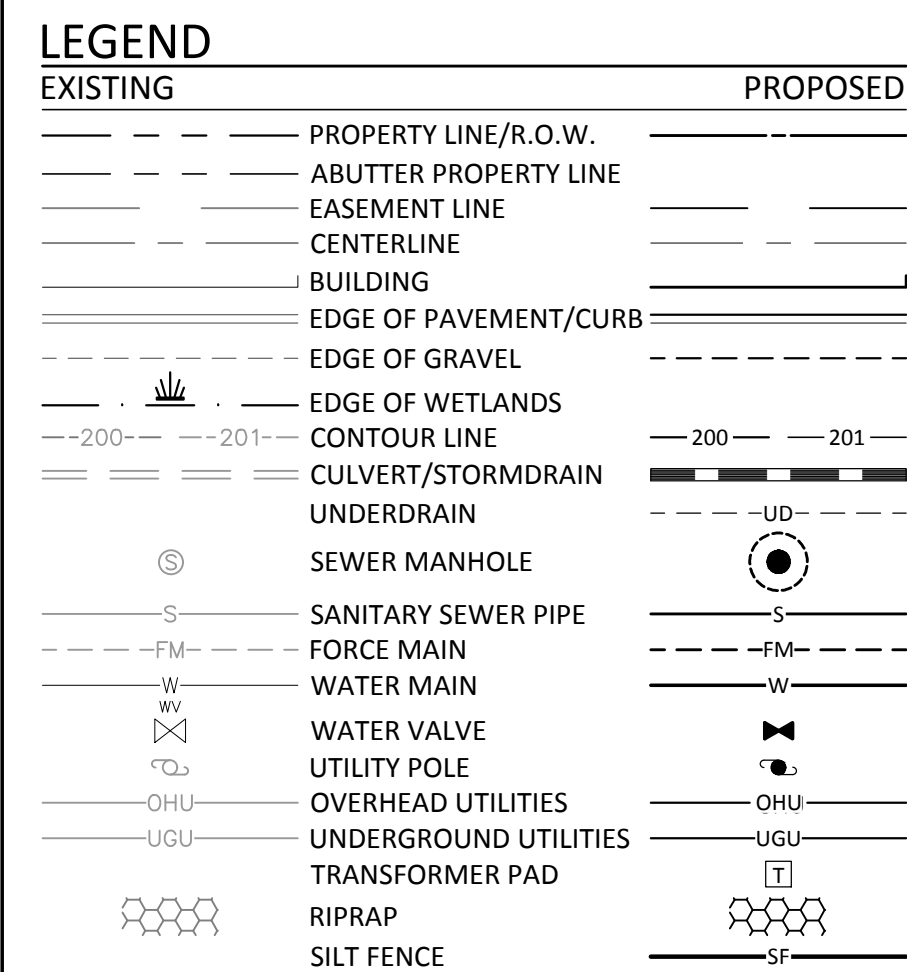
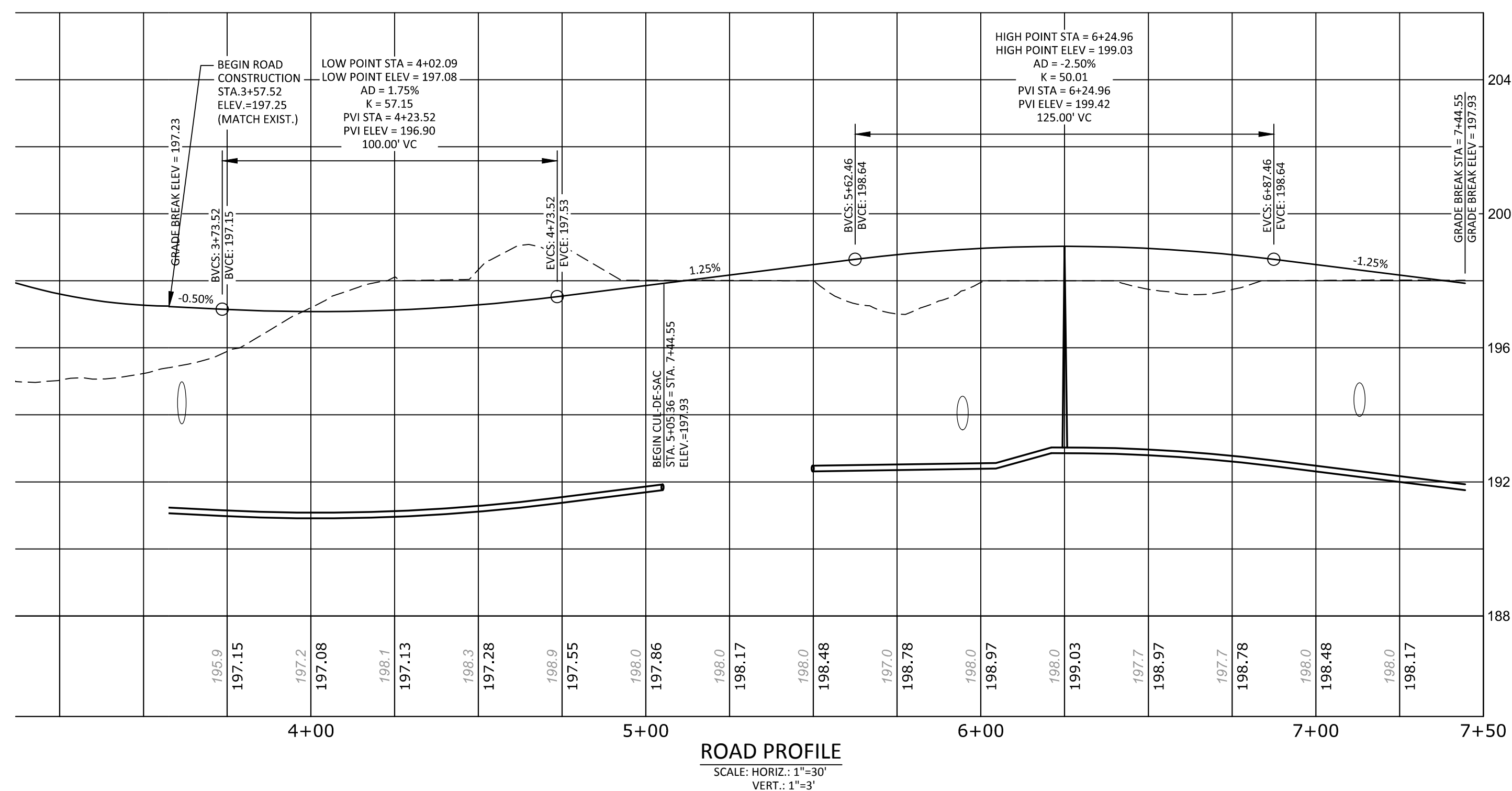
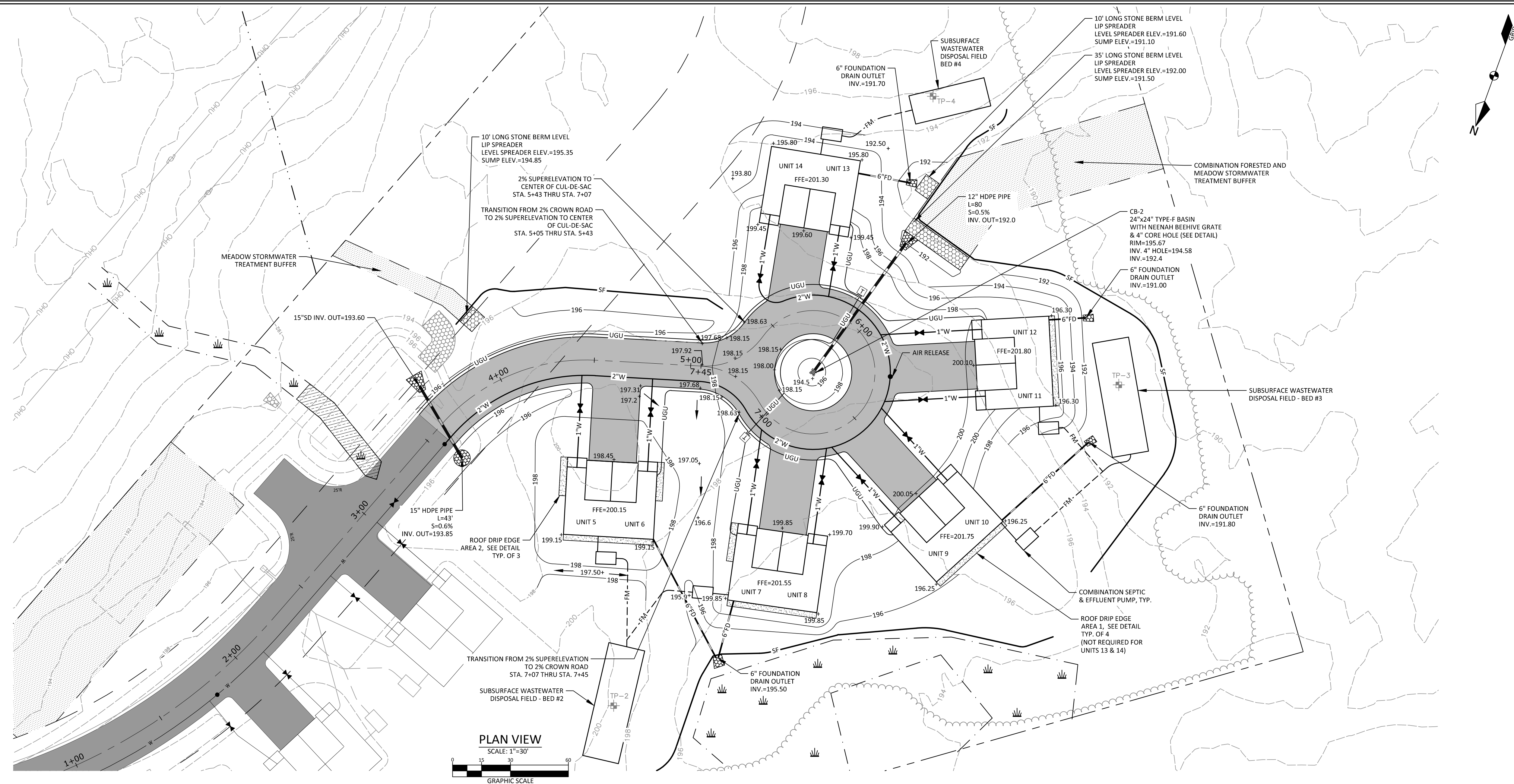
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B	4-30-20	DMR	ISSUED FOR TOWN REVIEW
C	6-8-20	DMR	ISSUED FOR TOWN REVIEW
D	6-11-20	DMR	ISSUED FOR DEP REVIEW
E	6-22-20	DMR	ISSUED FOR TOWN REVIEW

AMENDED SUBDIVISION PLAN

VEERY ESTATES CONDOMINIUM

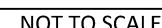
JUNCO DRIVE
WINDHAM, MAINE
FOR RECORD OWNER:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, ME 04062

17057
JOB NUMBER:
1" = 30'
SCALE:
6-22-2020
DATE:
SHEET 3 OF 6
ASB-1

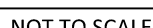
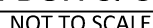
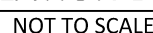
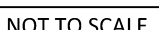


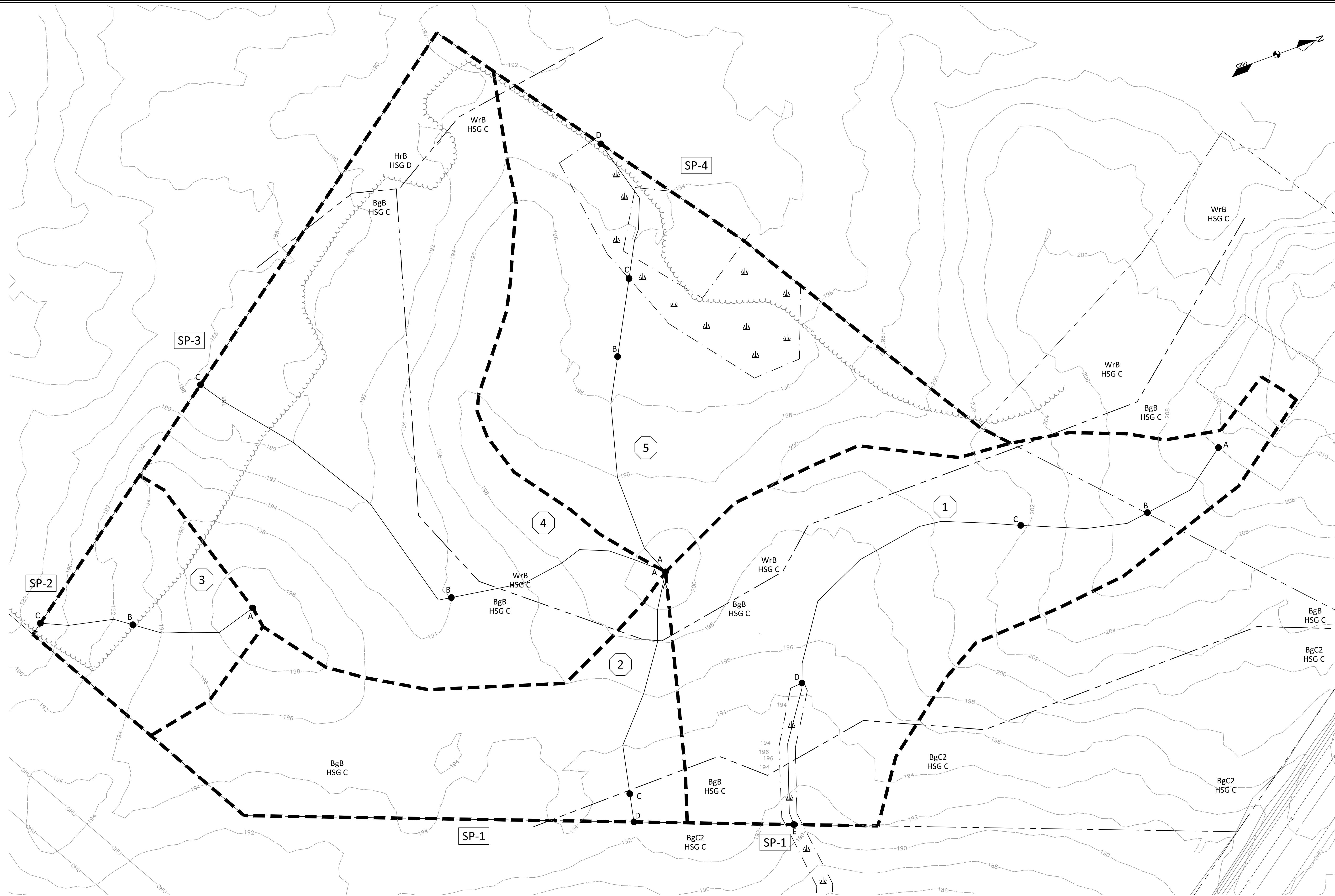


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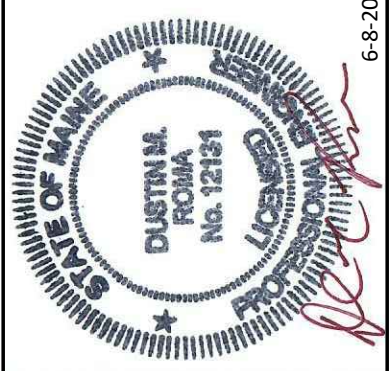
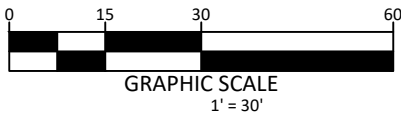
- NOT TO SCALE





LEGEND

- 1 WATERSHED NO.
- SP1 REACH/STUDY POINT
- P1 POND
- A B WATERSHED BOUNDARY
- A B TIME OF CONCENTRATION
- A B REACH PATH
- A B SOIL BOUNDARY



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REV.	DATE	BY	DESCRIPTION
A	4-30-20	DMR	ISSUED FOR TOWN REVIEW
B	6-8-20	DMR	ISSUED FOR TOWN REVIEW

PRE-DEVELOPMENT STORMWATER MAP
VEERY ESTATES CONDOMINIUM
WINDHAM, MAINE
FOR RECORD OWNER:
RMILLS, LLC
13 VICTORIA LANE
WINDHAM, ME 04092

17057
JOB NUMBER:
1" = 30'
SCALE:
6-8-2020
DATE:
SHEET 1 OF 2
SWP-1

