



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

REV	DATE	BY	DESCRIPTION
A	3-3-20	DMR	ISSUED FOR SKETCH PLAN REVIEW
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
F	7-7-20	DMR	REVISED PER 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:
7-7-2020
DATE:
SHEET 3 OF 6
ASB-1

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS RMILLS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 34761 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:
 - "BOUNDARY SURVEY OF RIVER ROAD WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY SURVEY, INC. DATED MAY 2018.
 - "SUBDIVISION PLAN OF RIVER ROAD PROPERTY WINDHAM, MAINE" FOR RMILLS, LLC AND PREPARED BY DM ROMA CONSULTING ENGINEERS DATED FEBRUARY 25, 2019 AND RECORDED IN CCRD PLAN BOOK 219 PAGE 333.
- 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).
- SPACE AND BULK REQUIREMENTS: RM DISTRICT
MIN LOT SIZE: 20,000 SF
NET RESIDENTIAL DENSITY: 15,000 SF
MIN STREET FRONTAGE: 100 FT
MIN FRONT YARD: 30 FT
MIN SIDE/REAR YARD: 30 FT
MAX BUILDING HEIGHT: 35 FT
MAX BUILDING COVERAGE: 20%
- WETLAND DELINEATION WAS PERFORMED BY ALEX FINAMORE IN JUNE 2018.
- MEADOW STORMWATER TREATMENT BUFFERS, AND THE MEADOW PORTIONS OF MIXED VEGETATION STORMWATER TREATMENT BUFFER #2 ARE TO REMAIN A MEADOW WITH NO MORE THAN TWO MOWINGS PER YEAR AT A HEIGHT OF NOT LESS THAN 6 INCHES. PORTIONS OF MIXED VEGETATION STORMWATER TREATMENT BUFFER #2 THAT ARE FORESTED ARE TO REMAIN NATURAL AND UNDISTURBED. ALL STORMWATER BUFFERS MUST BE TEMPORARILY MARKED PRIOR TO CONSTRUCTION AND PERMANENTLY MARKED WITH ½ INCH CAPPED REBAR PRIOR TO BUILDING OCCUPANCY.
- 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.
- UNITS ARE SUBJECT TO THE DECLARATION OF CONDOMINIUM OF VEERY ESTATES CONDOMINIUM RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35805 PAGE 132.
- AS SHOWN HEREON, UNITS #5, 6, 7, 8, 9, 10, 11 & 12 ARE REQUIRED TO BE CONSTRUCTED WITH ROOF Drip EDGES ALONG THE REAR OF EACH UNIT. UNITS 5, 6 & 7 ARE ALSO REQUIRED TO HAVE ROOF Drip EDGES ALONG SIDE OF THE BUILDINGS. BUILDINGS MAY REQUIRE ROOF GUTTER SYSTEM TO DIRECT RUNOFF TO Drip EDGES ALONG SIDE OF THE BUILDINGS, OR AS NECESSARY.