

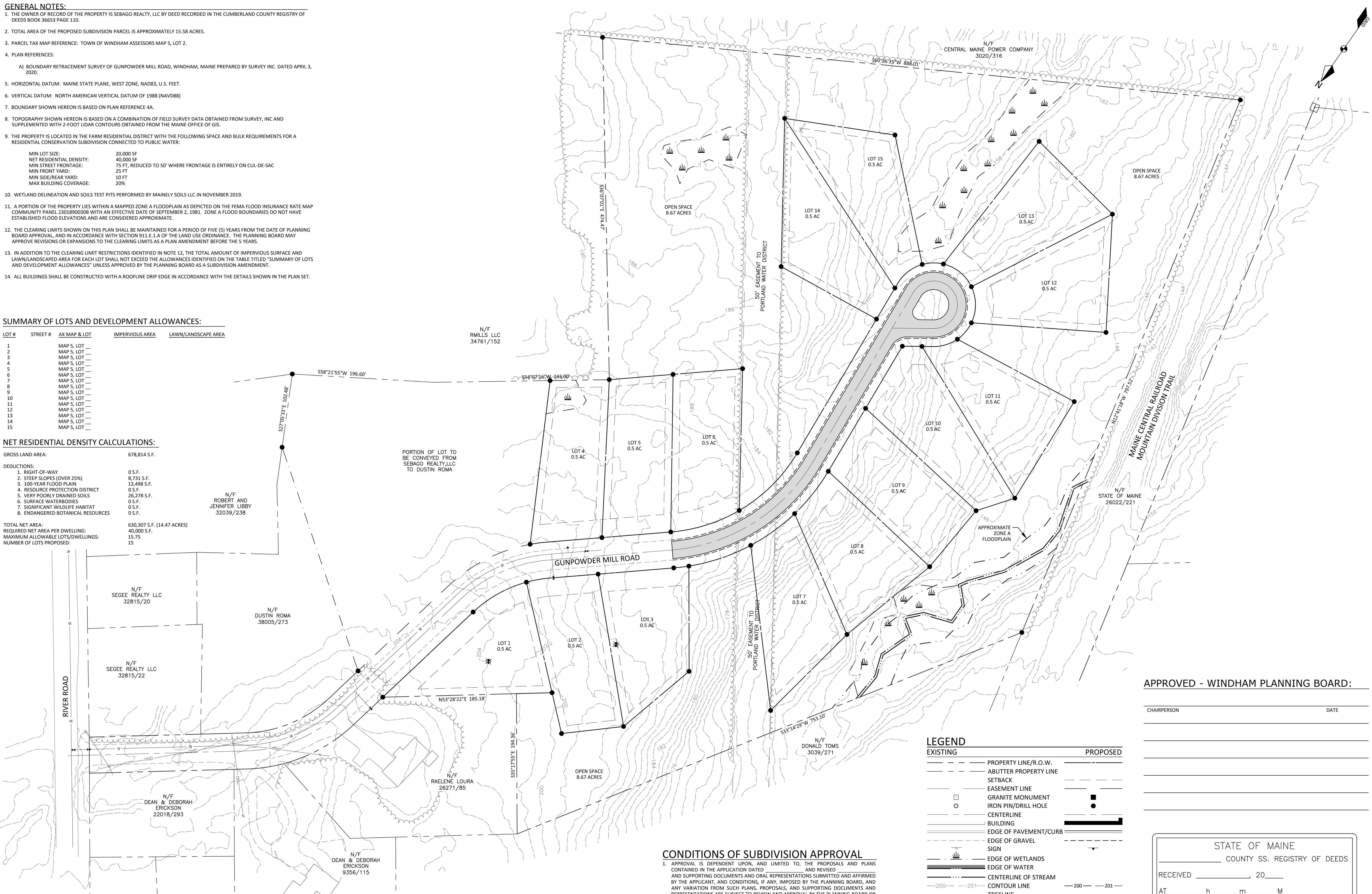
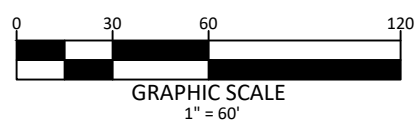
1. THE OWNER OF RECORD OF THE PROPERTY IS SEBAGO REALTY, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 36653 PAGE 110.
2. TOTAL AREA OF THE PROPOSED SUBDIVISION PARCEL IS APPROXIMATELY 15.58 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 2.
4. PLAN REFERENCES:
 - A) BOUNDARY RETRACEMENT SURVEY OF GUNPOWDER MILL ROAD, WINDHAM, MAINE PREPARED BY SURVEY INC. DATED APRIL 3, 2020.
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. TOPOGRAPHY SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY DATA OBTAINED FROM SURVEY, INC AND SUPPLEMENTED WITH 2-FOOT LANDRAC CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS FOR A RESIDENTIAL CONSERVATION SUBDIVISION CONNECTED TO PUBLIC WATER:

MIN LOT SIZE:	20,000 SF
NET RESIDENTIAL DENSITY:	40,000 SF
MIN STREET FRONTAGE:	75 FT, REDUCED TO 50' WHERE FRONTAGE IS ENTIRELY ON CUL-DE-SAC
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING COVERAGE:	20%
10. WETLAND DELINEATION AND SOILS TEST PITS PERFORMED BY MAINLY SOILS LLC IN NOVEMBER 2019.
11. A PORTION OF THE PROPERTY WITHIN A MAPPED ZONE A FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PLAN 2301890030B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. ZONE A FLOOD BOUNDARIES DO NOT HAVE ESTABLISHED FLOOD ELEVATIONS AND ARE CONSIDERED APPROXIMATE.
12. 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. THE PLANNING BOARD MAY APPROVE REVISIONS OR EXPANSIONS TO THE CLEARING LIMITS AS A PLAN AMENDMENT BEFORE THE 5 YEARS.
13. IN ADDITION TO THE CLEARING LIMIT RESTRICTIONS IDENTIFIED IN NOTE 12, THE TOTAL AMOUNT OF IMPERVIOUS SURFACE AND LAWN/LANDSCAPED AREA FOR EACH LOT SHALL NOT EXCEED THE ALLOWANCES IDENTIFIED ON THE TABLE TITLED "SUMMARY OF LOTTS AND DEVELOPMENT ALLOWANCES" UNLESS APPROVED BY THE PLANNING BOARD AS A SUBDIVISION AMENDMENT.
14. ALL BUILDINGS SHALL BE CONSTRUCTED WITH A ROOFLINE DRIP EDGE IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLAN SET.

LOT #	STREET #	AX MAP & LOT	IMPERVIOUS AREA	LAWN/LANDSCAPE AREA
1		MAP 5, LOT _____		
2		MAP 5, LOT _____		
3		MAP 5, LOT _____		
4		MAP 5, LOT _____		
5		MAP 5, LOT _____		
6		MAP 5, LOT _____		
7		MAP 5, LOT _____		
8		MAP 5, LOT _____		
9		MAP 5, LOT _____		
10		MAP 5, LOT _____		
11		MAP 5, LOT _____		
12		MAP 5, LOT _____		
13		MAP 5, LOT _____		
14		MAP 5, LOT _____		
15		MAP 5, LOT _____		

GROSS LAND AREA:	678,814 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	8,731 S.F.
3. 100-YEAR FLOOD POOL	13,498 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	26,278 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	307 S.F.
TOTAL NET AREA:	
REQUIRED NET AREA PER DWELLING:	630,307 S.F. (14.47 ACRES)
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	40,000 S.F.
NUMBER OF LOTS PROPOSED:	15
	15-75
	32039/238

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	1.11 AC.
50% NET RESIDENTIAL AREA :	7.24 AC.
TOTAL OPEN SPACE REQUIRED:	8.35 AC.
TOTAL OPEN SPACE PROVIDED:	8.67 AC.



1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED _____ AND REVISED _____, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED AND VERIFIED BY THE PLANNER, AND, 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 PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION 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.

EXISTING		PROPOSED
—	PROPERTY LINE/R.O.W.	—
—	ABUTTER PROPERTY LINE	—
—	SETBACK	—
—	EASEMENT LINE	—
□	GRANITE MONUMENT	■
○	IRON PIN/DRILL HOLE	●
—	CENTERLINE	—
—	BUILDING	—
—	EDGE OF PAVEMENT/CURB	—
—	EDGE OF GRAVEL	—
—	SIGN	—
—	EDGE OF WETLANDS	—
—	EDGE OF WATER	—
—	CENTERLINE OF STREAM	—
—200— —201—	CONTOUR LINE	—200— —201—
—	TREELINE	—
TP—	TEST PIT	—
—	CULVERT/STORMDRAIN	—
—W—	WATER MAIN	—W—
—	WATER VALVE	—
—	HYDRANT	—
—	WELL	—
—	UTILITY POLE	—
—	LIGHT POLE	—
—OHU—	OVERHEAD UTILITIES	—OHU—

[illegible]

STATE OF MAINE	
_____	COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____	
AT _____h _____m _____M	
AND RECORDED IN	
PLAN BOOK _____	PAGE _____
ATTEST: _____	
	REGISTER

NOT FOR
CONSTRUCTION

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

REV	DATE	BY	DESCRIPTION
A.	4-21-20	DMR	ISSUED TO TOWN FOR REVIEW

GUNPOWDER MILL SUBDIVISION

FOR:
ROBIE HOLDINGS, LLC

1" = 60

8.22.2021

DATE: _____
