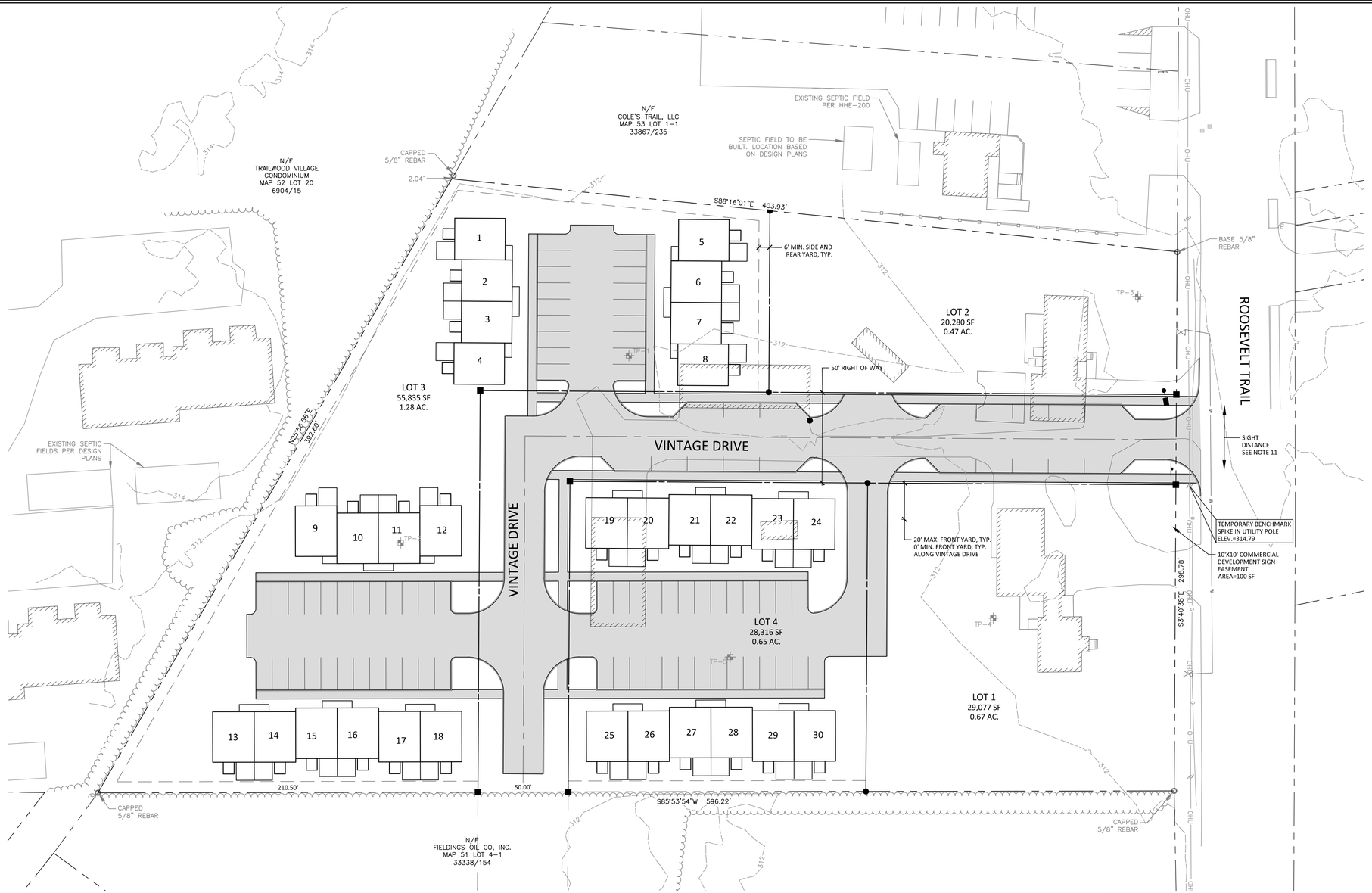

LEGEND

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 CONCRETE	
	SIGN	
-200-	CONTOUR LINE	-201-
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	CULVERT/STORMDRAIN	
W	WATER MAIN	
WV	WATER VALVE	
	HYDRANT	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	
G	GAS MAIN	
	GAS VALVE	
	LIGHT POLE	

GRAPHIC SCALE
0 15 30 60
1" = 30'

TAX ASSESSMENT DATA		
SUBDIVISION LOT NO.	TAX MAP NO.	LOT NO.
1	52	24-1
2	52	24-2
3	52	24-3
4	52	24-4

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS PTG PROPERTIES, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35942 PAGE 336.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 3.7 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 52, LOT 24.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF 626 ROOSEVELT TRAIL WINDHAM, MAINE FOR PTG PROPERTIES, INC. PREPARED BY SURVEY, INC. DATED OCTOBER 2019.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH 2 FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
8. THE PROPERTY IS LOCATED IN THE COMMERCIAL DISTRICT 1 (C1).
9. SPACE AND BULK REQUIREMENTS: C1 DISTRICT

MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	10 FT (RT 302) 0 FT (OTHER ROADS)
MAX FRONT YARD:	20 FT
MIN SIDE/REAR YARD:	6 FT
MAX BUILDING HEIGHT:	NONE

10. LOCATION OF CURB CUTS FOR LOT DEVELOPMENT WILL BE DETERMINED PRIOR TO SIDEWALK AND CURB INSTALLATION. NO LOT SHALL BE PERMITTED DIRECT DRIVEWAY ACCESS TO ROOSEVELT TRAIL. ALL LOTS TO BE ACCESSED BY VINTAGE DRIVE.
11. SIGHT DISTANCE WAS MEASURED AT THE PROPOSED VINTAGE DRIVE AND ROOSEVELT TRAIL INTERSECTION AND WAS DETERMINED TO BE IN EXCESS OF 700 FEET IN EITHER DIRECTION, EXCEEDING THE TOWN OF WINDHAM SIGHT DISTANCE REQUIREMENT OF 305 FEET FOR PASSENGER VEHICLES AND 455 FEET FOR LARGE VEHICLES.
12. STREET TREES SHALL BE PLANTED AT AN INTERVAL NO LESS THAN ONE TREE EVERY 50 FEET OF ROADWAY AND SHALL BE OF A TREE SPECIE VARIETY CAPABLE OF WITHSTANDING WINTER STREET MAINTENANCE IN ACCORDANCE WITH SECTION 911.E.1.B OF THE WINDHAM LAND USE ORDINANCE.

CONDITIONS OF SUBDIVISION APPROVAL

1. APPROVAL IS DEPENDANT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 23, 2020, AMENDED JUNE 1, 2020 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 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.
3. PRIOR TO BUILDING PERMIT OR SITE PLAN APPROVAL, DEVELOPMENT ON EACH LOT SHALL OBTAIN OR SHOW COMPLIANCE WITH MAINE DOT TRAFFIC MOVEMENT AND MAINE DEP STORMWATER PERMITS INCORPORATING ALL EXISTING AND PROPOSED DEVELOPMENT.
4. PRIOR TO BUILDING PERMIT OR SITE PLAN APPROVAL, DEVELOPMENT ON EACH LOT SHALL OBTAIN OR SHOW COMPLIANCE WITH SUBDIVISION STANDARD 911.M.1 GROUND WATER QUALITY.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

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

STATE OF MAINE
JAYSON R. HASKELL
No. 13502
LICENSED PROFESSIONAL ENGINEER
7-19-2021

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

REV	DATE	BY	DESCRIPTION
A	6-1-20	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	6-10-20	DMR	REVISED PER TOWN REVIEW
C	6-18-20	DMR	REVISED PER TOWN REVIEW
D	6-19-20	DMR	ADDED (3) ON-STREET PARKING SPACES
E	7-13-20	DMR	REVISED LOT 1 & ADDED CONDITIONS OF APPROVAL

SUBDIVISION PLAN

4-LOT COMMERCIAL SUBDIVISION
ROOSEVELT TRAIL & VINTAGE DRIVE
WINDHAM, MAINE

FOR RECORD OWNER:
PTG PROPERTIES, INC.
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

19046
JOB NUMBER:

1" = 30'
SCALE:

7-19-2021
DATE:

SHEET 3 OF 8

SB-1