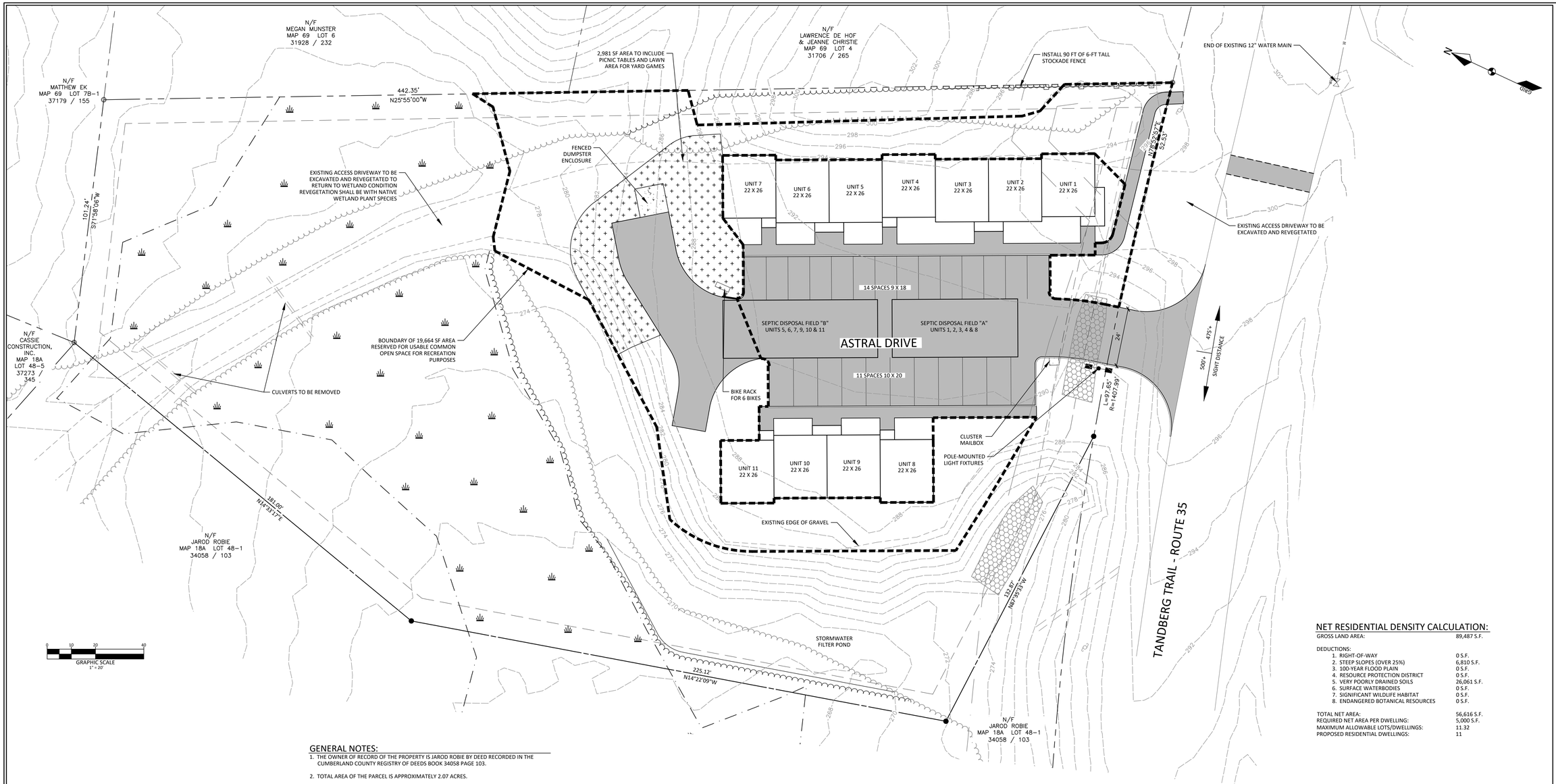

LEGEND

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 GRAVEL	
	SIGN	
-200- -201-	CONTOUR LINE	200 201
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
W W.V.	WATER MAIN	
	WATER VALVE	
	HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAROD ROBIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34058 PAGE 103.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.07 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18A, LOT 48-1 (PORTION).
4. PLAN REFERENCES:
   A) PLAN OF LAND ON BASIN ROAD AND ROUTE 35, WINDHAM, MAINE FOR JAROD ROBIE, PREPARED BY WAYNE T. WOOD & COMPANY
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. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHIC MAPPING PERFORMED BY DM ROMA CONSULTING ENGINEERS AND SUPPLEMENTED WITH 2-FOOT LIDAR OBTAINED FROM THE MAINE STATE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL 2 (C-2) DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS.

MIN LOT SIZE - RESIDENTIAL:	40,000 SF
MIN LOT SIZE - NON-RESIDENTIAL:	NONE
MAX NET RESIDENTIAL DENSITY:	5,000 SF
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	10 FT (PRINCIPAL STRUCTURE)
MAX FRONT YARD:	20 FT (PRINCIPAL STRUCTURE)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	NONE

10. 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.
11. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
12. ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED APRIL 22, 2024, AS AMENDED AUGUST 12, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTIONS 120-815 AND 120-912 OF THE LAND USE ORDINANCE.

NET RESIDENTIAL DENSITY CALCULATION:

GROSS LAND AREA:	89,487 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	6,810 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	26,061 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:	56,616 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	11.32
PROPOSED RESIDENTIAL DWELLINGS:	11

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
DUSTIN M. ROMA
REG. No. 12131
REGISTERED PROFESSIONAL ENGINEER
8-12-2024

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	5-20-24	DMR	ISSUED FOR PRELIMINARY REVIEW
B	7-22-24	DMR	ISSUED FOR FINAL PLAN REVIEW
C	8-12-24	DMR	REVISED PER TOWN REVIEW COMMENTS

SITE & SUBDIVISION PLAN

ASTRAL VILLAGE SUBDIVISION
TANDBERG TRAIL & ASTRAL DRIVE
WINDHAM, MAINE

FOR:
THE JR HOLDING GROUP, LLC
PO BOX 1308
WINDHAM, ME 04062

23020
JOB NUMBER:

1" = 20'
SCALE:

8-12-2024
DATE:

SHEET 3 OF 8

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