

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—
—201—	—200—
CONTOUR LINE	
TREELINE	
TEST PIT	
CATCHBASIN	
TP-1	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
WATER MAIN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
LIGHT POLE	
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:

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.

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.1A 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 AND 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. VTP-1 POLE DRILLED SOILS 20,061 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

TANDBERG TRAIL - ROUTE 35

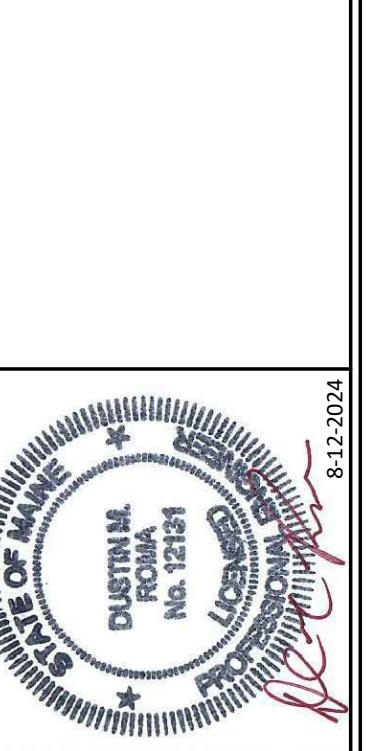
#### APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

**SITE & SUBDIVISION PLAN**  
**ASTRAL VILLAGE SUBDIVISION**  
 TANDBERG TRAIL & ASTRAL DRIVE  
 WINDHAM, MAINE  
 FOR THE JR HOLDING GROUP, LLC  
 PO BOX 1508  
 WINDHAM, ME 04062

23020  
 JOB NUMBER:  
 1" = 20'  
 SCALE:  
 8-12-2024  
 DATE:  
 SHEET 3 OF 8  
 S-1

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____ 20_____
AT _____ h _____ m _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER



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