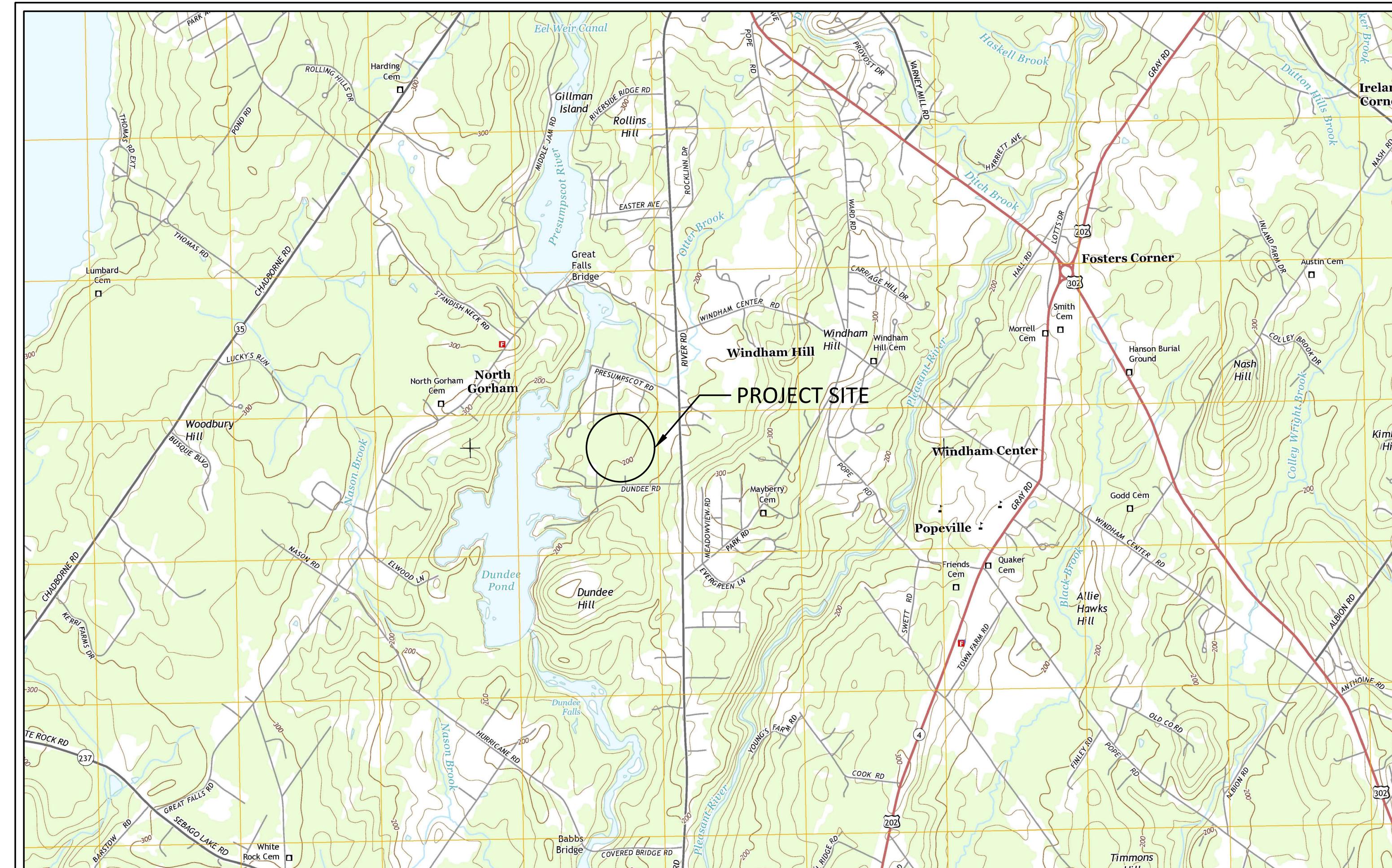


SABATUS LANE SUBDIVISION

SABATUS LANE WINDHAM, MAINE

CONSULTANTS
CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR SURVEY, INC.
SITE EVALUATOR MARK HAMPTON ASSOCIATES, INC.
WETLAND SCIENTIST MARK HAMPTON ASSOCIATES, INC.



ISSUED FOR AMENDED SUBDIVISION REVIEW - NOT FOR CONSTRUCTION

MAY 21, 2018

PREPARED BY:

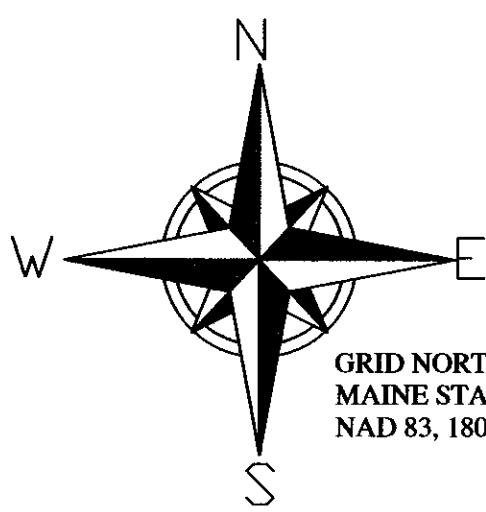
DM ROMA

CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310 - 0506

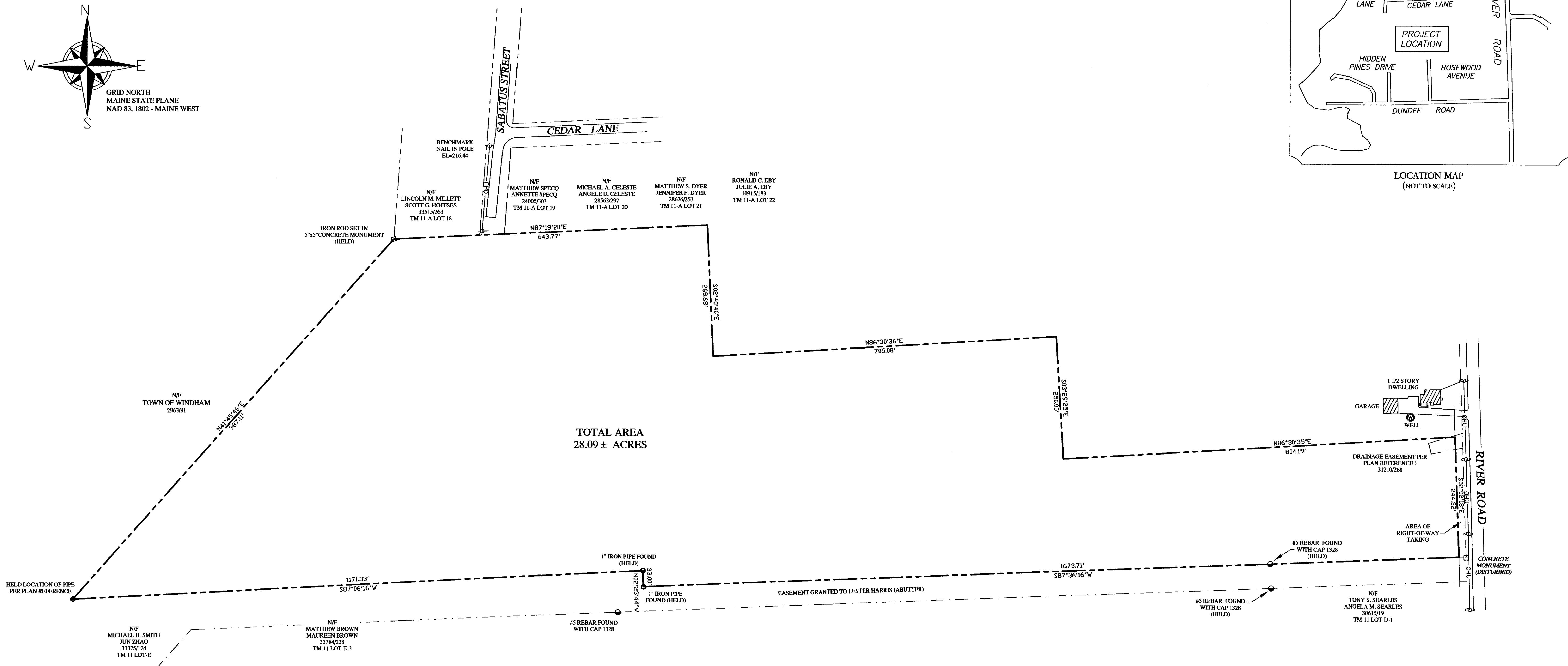
APPLICANT:
GRONDIN CORPORATION
39 BELANGER AVENUE
WINDHAM, MAINE 04062

**SABATUS LANE SUBDIVISION
DRAWING SHEET INDEX**

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SURVEY
3	AMENDED SUBDIVISION PLAN
4	PLAN & PROFILE: PROPOSED ROAD STA. -0+35 THRU STA. 4+50
5	PLAN & PROFILE: PROPOSED ROAD STA. 4+50 THRU STA. 9+15
6	DETAILS
7	DETAILS



GRID NORTH
MAINE STATE PLANE
NAD 83, 1802 - MAINE WEST



PLAN REFERENCES:

1. PROPOSED DIVISION OF THE EDWARD L. TOTTLE ESTATE ON RIVER ROAD WINDHAM, MAINE DATED JULY 2015 BY WAYNE T. WOOD & CO. RECORDED IN PLAN BOOK 217 PAGE 383 IN THE CUMERLAND COUNTY REGISTRY OF DEEDS.
2. BOUNDARY SURVEY 784 RIVER ROAD WINDHAM, ME FOR: HEIRS OF EDWARD L. TOTTLE DATED JANUARY 16, 2014 BY SURVEY INC.
3. AMENDED LOT 103 OF DUNDEE ACRES ON RIVER ROAD WINDHAM, MAINE FOR CYNTHIA J. CROY DATED JANUARY 2005 BY WAYNE T. WOOD & CO.
4. STANDARD BOUNDARY SURVEY ON RIVER ROAD WINDHAM, MAINE FOR ROBERT CLOUTIER DATED JULY 2001 BY WAYNE T. WOOD & CO.
5. STANDARD BOUNDARY SURVEY ON RIVER ROAD AND DUNDEE ROAD WINDHAM, MAINE FOR FRANCES E. ESTY DATED JULY 1998 BY WAYNE T. WOOD & CO.
6. BOUNDARY SURVEY RIVER ROAD WINDHAM, MAINE FOR: RIVER ROAD HOUSING, LLC RICKY G. JONES BRIAN D. AASKOV DATED NOVEMBER 17, 2017 BY SURVEY INC.

SURVEY NOTES:

1. THE RECORD OWNER IS GRONDIN CORPORATION AS DESCRIBED IN A DEED RECORDED IN BOOK 34549 PAGE 91 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS A PORTION OF LOT 11 ON THE TOWN OF WINDHAM ASSESSORS MAP 12.
3. BEARINGS ARE GRID NORTH BASED ON STATIC GPS OBSERVATIONS.
4. ELEVATIONS ARE NAVD88 BASED ON STATIC GPS OBSERVATIONS.
5. THIS PLAN REPRESENTS A RESURVEY OF LOT C AS DEPICTED ON PLAN REFERENCE 1 PLACED ON MAINE STATE PLANE COORDINATES.
6. THE PARCEL IS LOCATED IN, BY SCALING METHODS, ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WINDHAM, MAINE COMMUNITY PANEL NUMBER 230189-0010B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1981.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

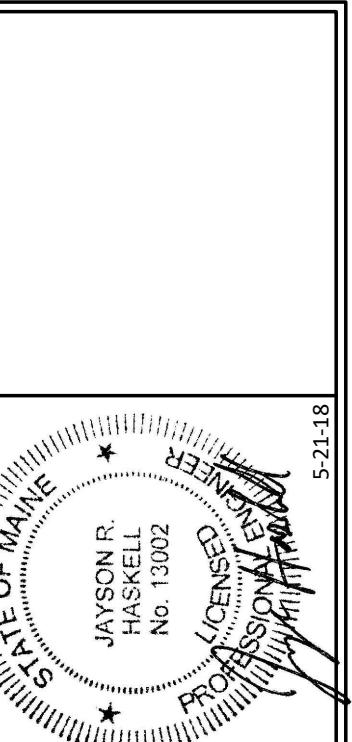
2-16-18

BOUNDARY SURVEY
RIVER ROAD AND SABATTUS LANE
WINDHAM, MAINE

R: **GRONDIN CORPORATION**
89 BELANGER AVENUE
WINDHAM, MAINE 04062
(OWNER OF RECORD)

BY: **SURVEY, INC.**
P.O. BOX 210

URVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

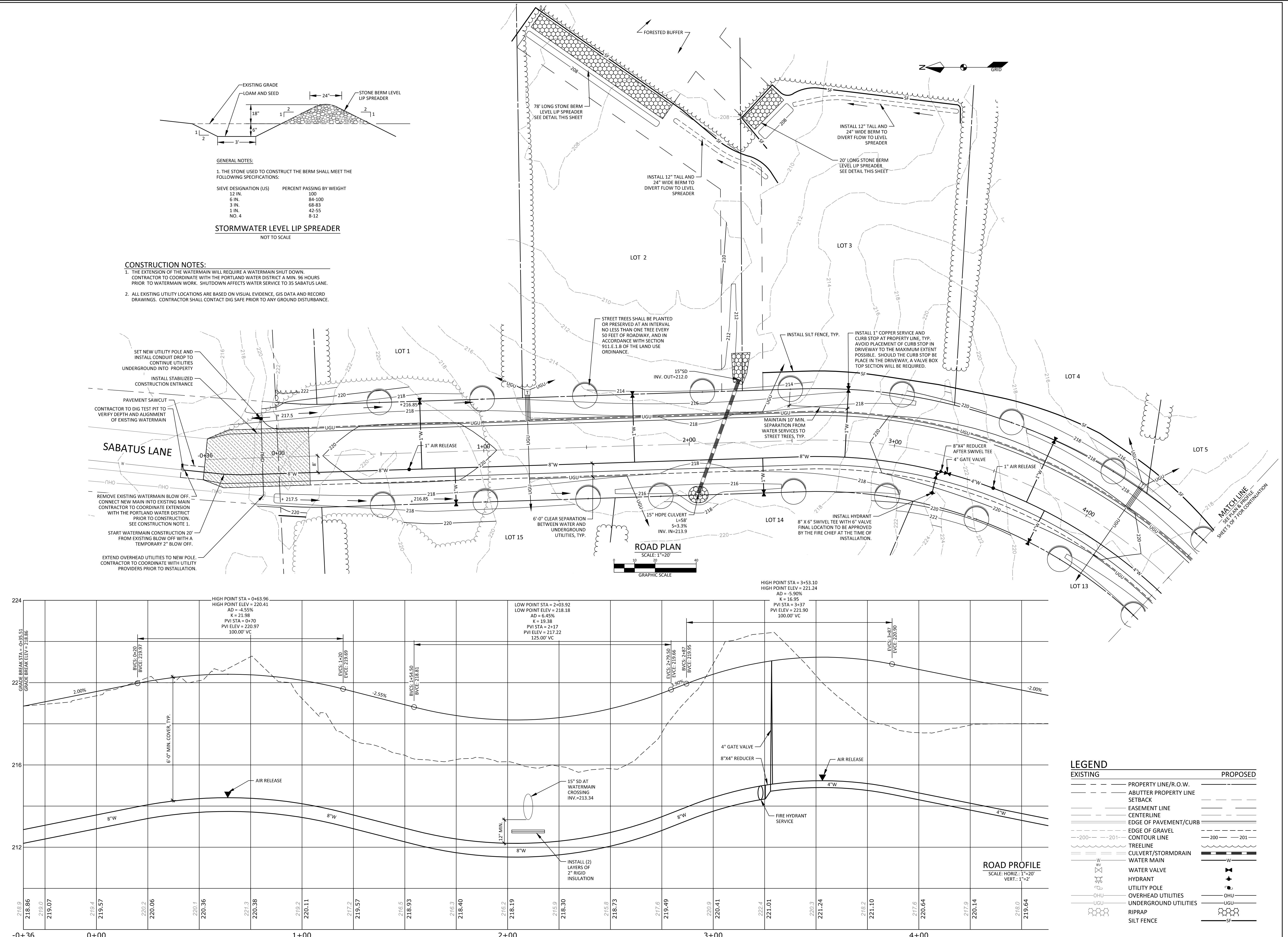


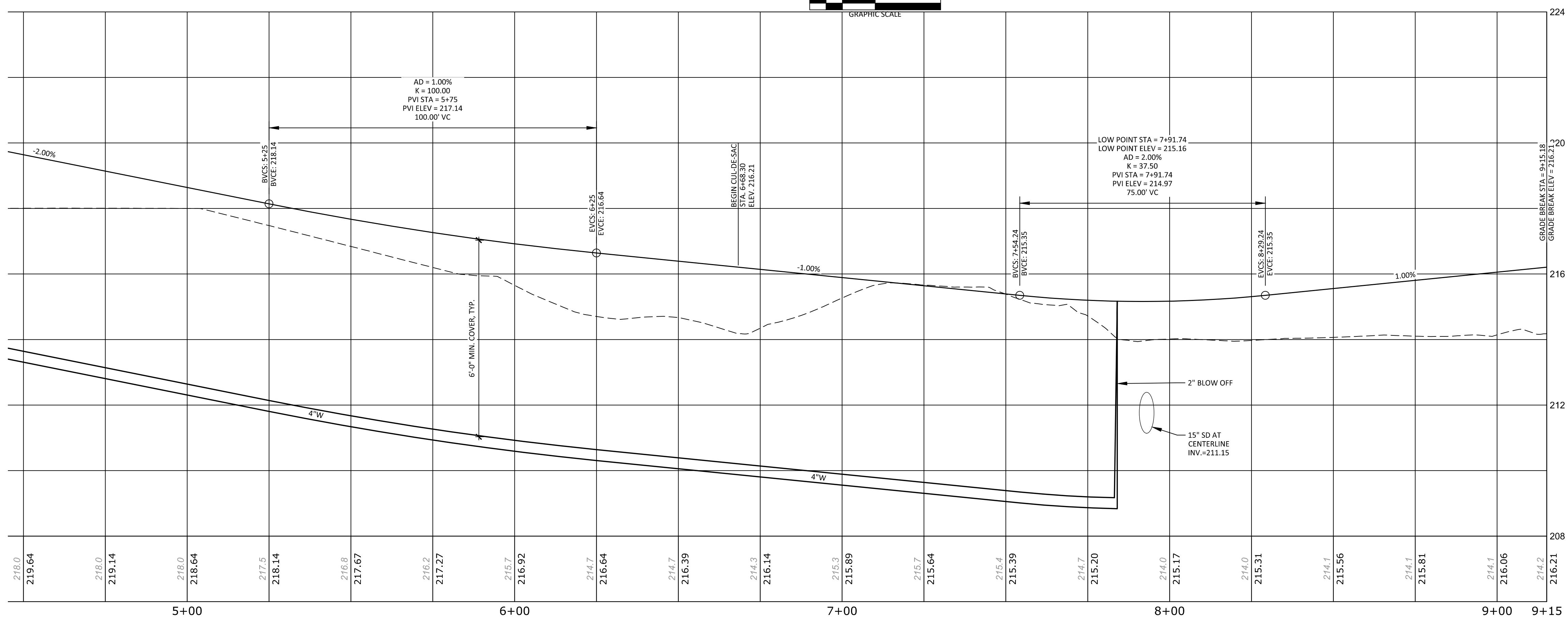
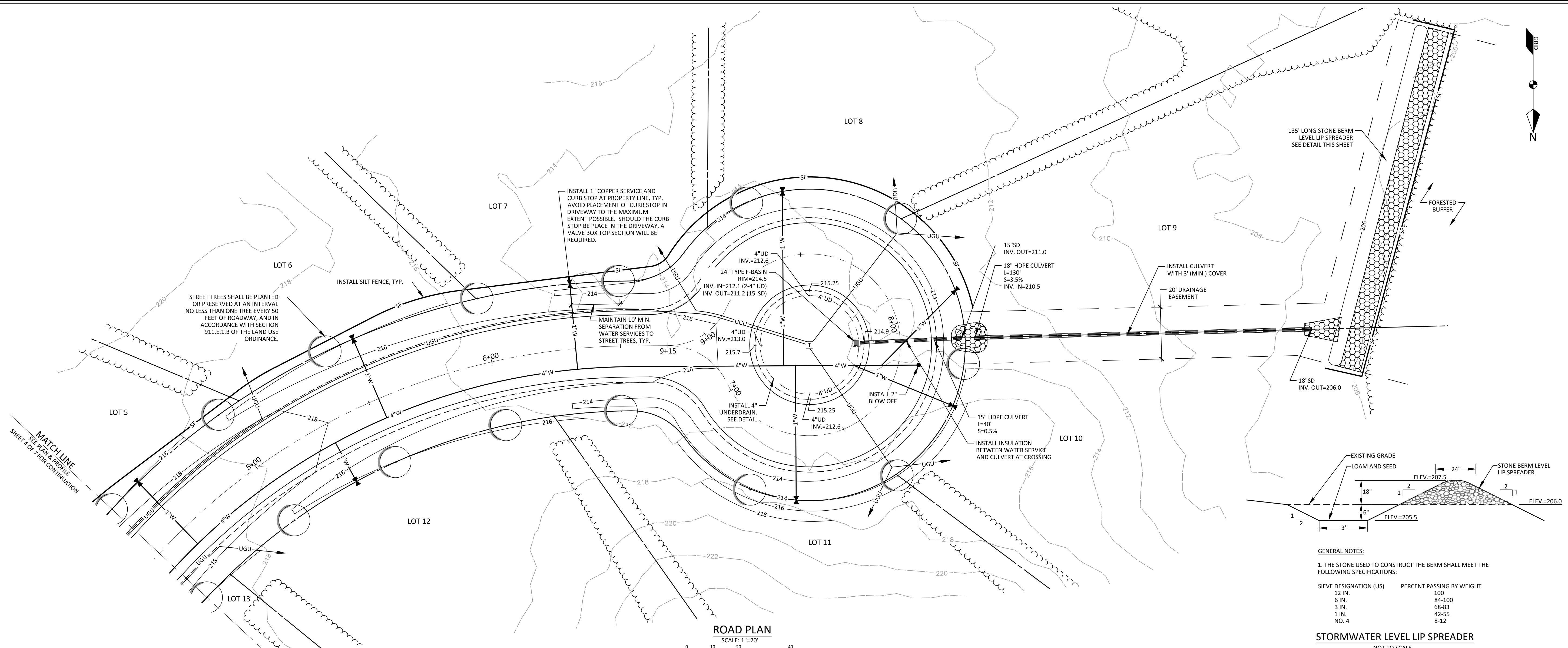
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	1-25-18	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	2-13-18	DMR	ISSUED TO PORTLAND WATER DISTRICT FOR REVIEW
C	2-20-18	DMR	ISSUED TO TOWN FOR FINAL APPROVAL
D	2-22-18	DMR	REVISED FOR PORTLAND WATER DISTRICT REVIEW
E	5-21-18	DMR	ISSUED FOR AMENDED SUBDIVISION REVIEW

PLAN & PROFILE: PROPOSED ROAD	
SABATUS LANE SUBDIVISION	WINDHAM, MAINE
FOR: GRONDIN CORPORATION	39 BEAUGER AVE WINDHAM, ME 04062

17067	JOB NUMBER:
AS NOTED	SCALE:
5-21-2018	DATE:
SHEET 4 OF 7	
PP-1	





LEGEND	
EXISTING	PROPOSED
— — — — — PROPERTY LINE/R.O.W.	— — — — —
— — — — — ABUTTER PROPERTY LINE	— — — — —
— — — — — SETBACK	— — — — —
— — — — — EASEMENT LINE	— — — — —
— — — — — CENTERLINE	— — — — —
— — — — — EDGE OF PAVEMENT/CURB	— — — — —
— — — — — EDGE OF GRAVEL	— — — — —
— 200 — — 201 — — CONTOUR LINE	— 200 — — 201 — —
— — — — — TREELINE	— — — — —
— — — — — CULVERT/STORMDRAIN	— — — — —
— — — — — WATER MAIN	— — — — —
W WV 	W 
	
	
— OHU — — OVERHEAD UTILITIES	— OHU — —
— UGU — — UNDERGROUND UTILITIES	— UGU — —
	
— SF — — SILT FENCE	— SF — —

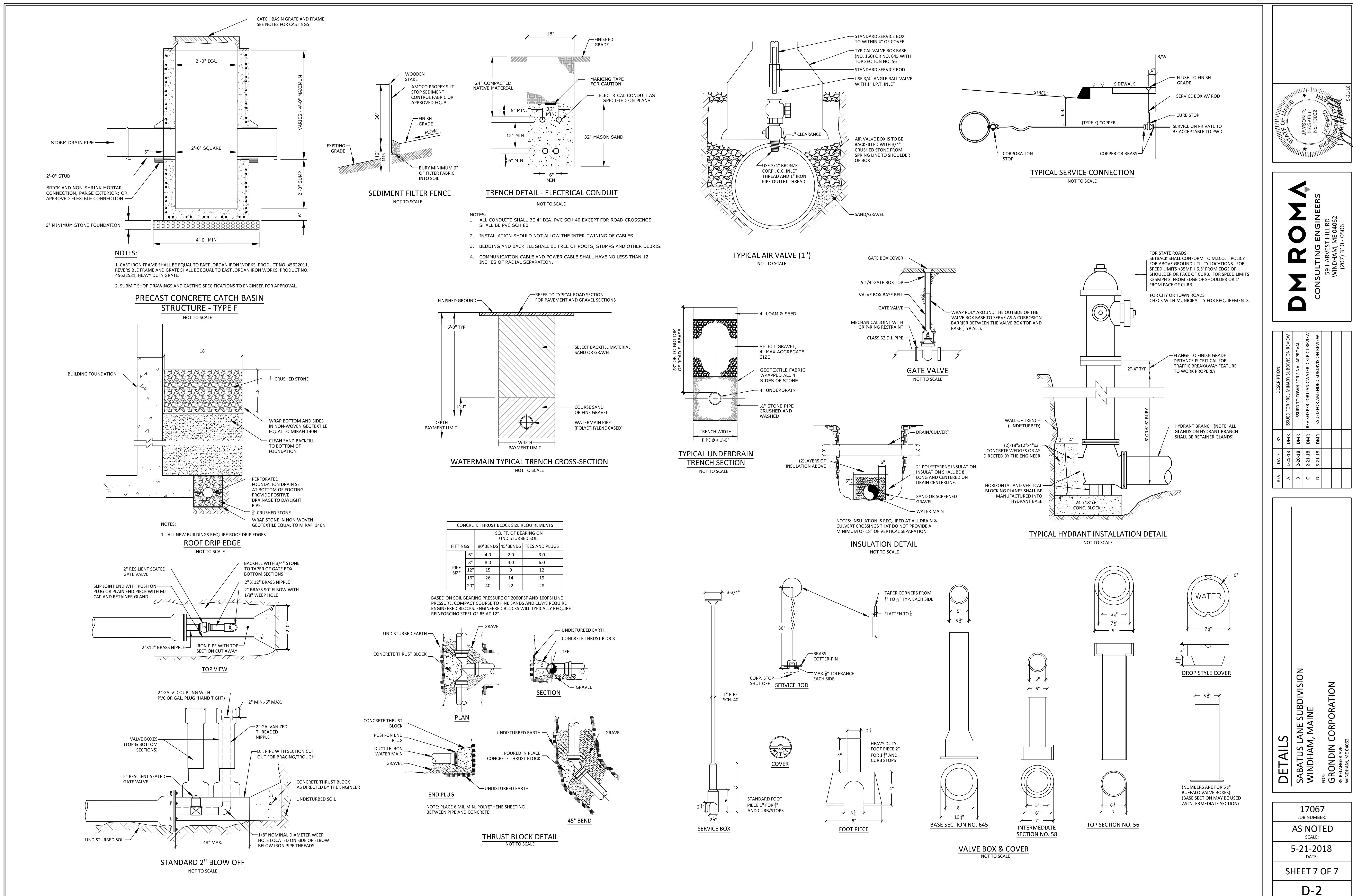
**PLAN & PROFILE: PROPOSED ROAD
STA. 4+50 THRU STA. 9+15**

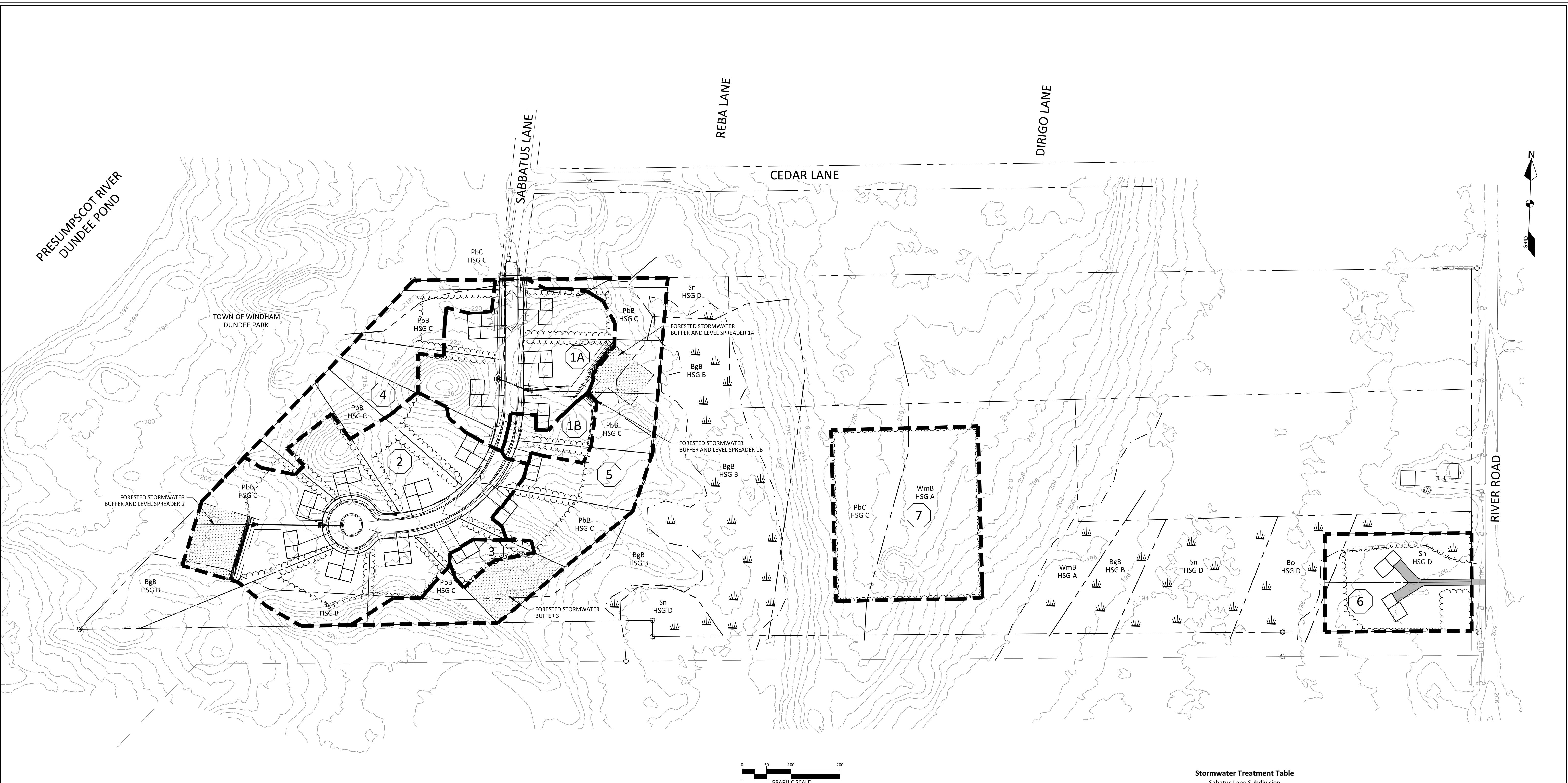
**SABATUS LANE SUBDIVISION
WINDHAM, MAINE**

FOR:

GRONDIN CORPORATION

17067
JOB NUMBER:
AS NOTED
SCALE:
5-21-2018
DATE:
SHEET 5 OF 7
PP-2





Stormwater Treatment Table
Sabatus Lane Subdivision

	Total Watershed Area (SF)	New Driveway and Road Impervious Area (SF)*	New Building Area (SF)*	New Landscaped Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated in Treatment Device (SF)	New Landscaped Area Treated in Treatment Device (SF)	Treatment Device
WS-1A	89,800	14,180	7,100	63,035	5,485	Yes	14,180	63,035	Buffer 1
WS-1B	16,475	2,355	0	12,490	1,640	Yes	2,355	12,480	Buffer 2
WS-2	198,830	25,560	9,940	110,420	52,910	Yes	25,560	110,420	Buffer 2
WS-3	8,615	0	1,420	6,080	1,115	Yes	0	6,080	Buffer 3
WS-4	64,645	0	0	9,640	55,005	No	0	0	None
WS-5	125,010	0	2,840	18,720	103,450	No	0	0	None
WS-6	60,000	3,470	2,840	31,650	22,040	No	0	0	None
WS-7	105,330	0	0	105,330	0	Yes	0	105,330	Buffer 4
Total	45,565	24,140	357,355	42,095	297,345				

* All new buildings shall install a roofline drip edge to provide treatment for the rooftop impervious surface. The building's impervious area is included in the watershed and overall treatment calculations below, but not included in the BMP sizing calculations for each treatment device.

New Impervious Area =
Impervious Area Requiring Treatment (95%) =
Impervious Area Treatment Provided =

69,705 sf
66,220 sf
66,235 sf
95% New Impervious Area Treated

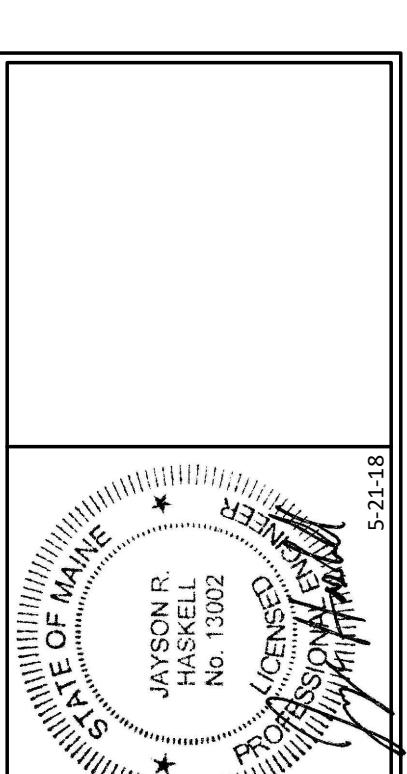
New Developed Area =
Developed Area Requiring Treatment (80%) =
Developed Area Treatment Provided =

427,060 sf
341,648 sf
363,580 sf
85% New Developed Area Treated

STORMWATER TREATMENT PLAN

SABBATUS LANE SUBDIVISION
WINDHAM, MAINE
FOR:
GRONDIN CORPORATION
39 BEAUGER AVE
WINDHAM, ME 04062

17067
JOB NUMBER:
1" = 100'
SCALE:
5-21-2018
DATE:
SHEET 1 OF 1
STP-1



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