

Town of Windham



Public Works Department
185 Windham Center Road
Windham, ME 04062

voice 207.892.1909

fax 207.892.1916

MEMORANDUM

DATE: October 27, 2023

TO: Steve Puleo, Planner
Amanda Lessard, Planning Director

FROM: Mark Arienti, Town Engineer

RE: Public Acceptance of Streets – Chamberlain & Dovak Drive

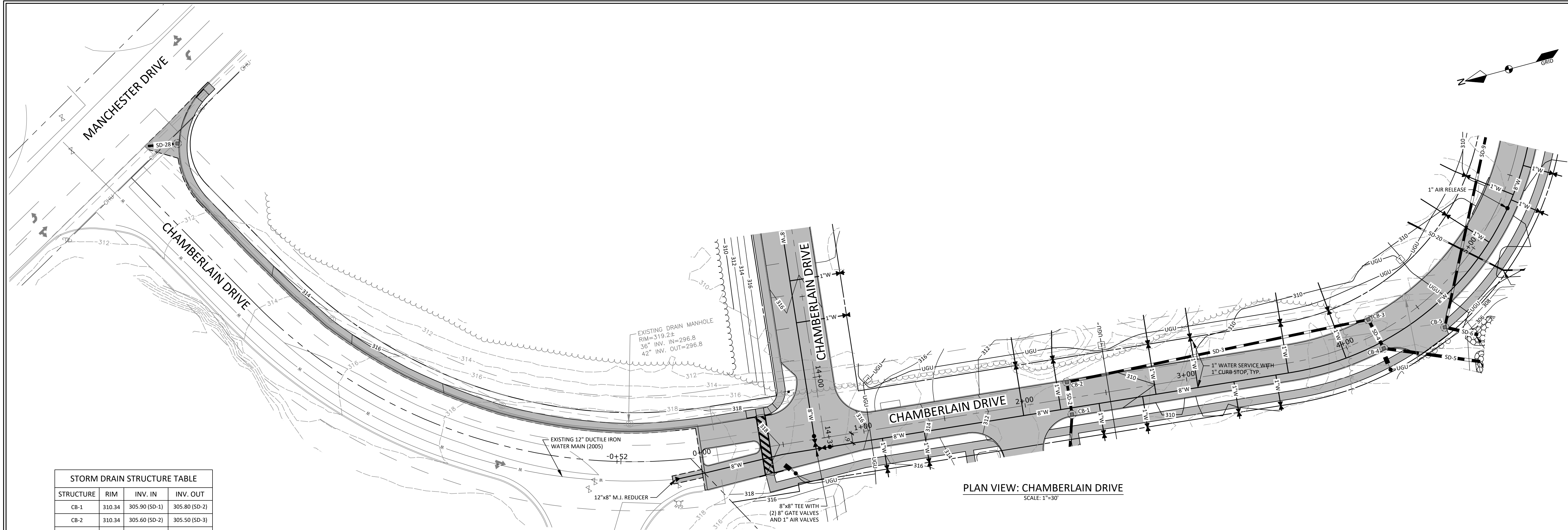
Robie Holdings LLC is offering Chamberlain Drive, a 1,450-ft long paved road and Dovak Way, a 250-ft-long paved road, located off Manchester Drive, to the Town as Public Roads. Both roads have a 22-ft wide travel way with a grass esplanade and 5-ft wide sidewalk, and each road has a section of 8-ft wide parallel parking spaces set off from the travel way.

These roads have been built to service Chamberlain Estates, a subdivision with 40 apartment units. Chamberlain Drive and Dovak Way are shown relative to the subdivision on the attached approved subdivision plan. Based on my inspection and the inspections of the Town's consulting engineer Gorrill Palmer, I am satisfied that the work detailed in the approved plans, and as confirmed by the as-built plans, has been completed in substantial accordance with the Planning Board approval.

Please note the following items:

- All stormwater infrastructure, including wet ponds, culverts, and swales not within the right-of-way will be the responsibility of the Condominium Association and not the Town even after acceptance of the road.
- The owner must warranty all public improvements for a period of one year from the date of acceptance and must post a maintenance guarantee per the subdivision regulations. The maintenance guarantee shall ensure the workmanship and the durability of all materials used in the construction of the roadways, curbing, esplanades, sidewalks, sanitary sewerage systems, storm drainage systems, street lighting, tree planting, and other public improvements located within the right-of-way which may become defective within the one (1) year period as determined by the Public Works Director or Town Engineer in accordance with Section 911.M.6. The amount of the maintenance guarantee shall be 10% of the total construction costs of all required improvements.

*Attachments: Subdivision Plan
As-Built Plans*



PLAN VIEW: CHAMBERLAIN DRIVE

SCALE: 1"=30'

STORM DRAIN STRUCTURE TABLE

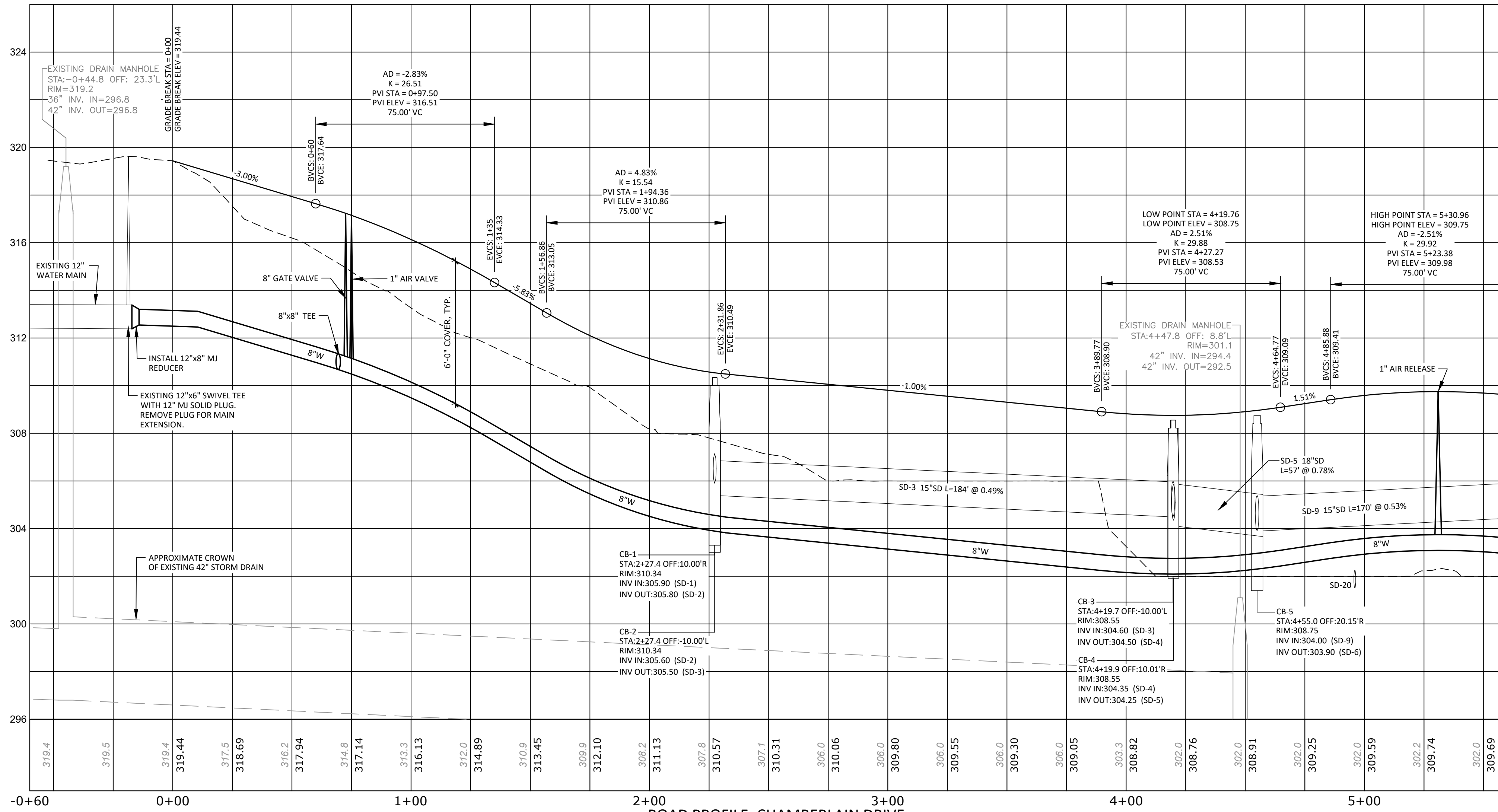
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OCS-1	304.80	300.33 (UD-1)	300.23 (SD-29)

STORM DRAIN PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
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ROAD PROFILE: CHAMBERLAIN DRIVE

SCALE: HORIZ: 1"=30'
VERT: 1"=3'

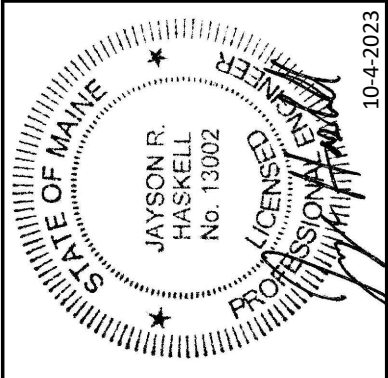
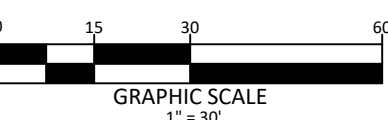
LEGEND

EXISTING PROPOSED

---	PROPERTY LINE/R.O.W.	---	PROPERTY LINE/R.O.W.
---	ABUTTER PROPERTY LINE	---	ABUTTER PROPERTY LINE
---	EASEMENT LINE	---	EASEMENT LINE
---	CENTERLINE	---	CENTERLINE
---	BUILDING	---	BUILDING
---	EDGE OF PAVEMENT/CURB	---	EDGE OF PAVEMENT/CURB
---	EDGE OF GRAVEL	---	EDGE OF GRAVEL
---	SIGN	---	SIGN
---	CONTOUR LINE	---	CONTOUR LINE
---	TREELINE	---	TREELINE
---	TEST PIT	---	TEST PIT
---	CATCHBASIN	---	CATCHBASIN
---	DRAINAGE MANHOLE	---	DRAINAGE MANHOLE
---	CULVERT/STORMDRAIN	---	CULVERT/STORMDRAIN
---	UNDERDRAIN	---	UNDERDRAIN
---	SANITARY SEWER PIPE	---	SANITARY SEWER PIPE
---	WATER MAIN	---	WATER MAIN
---	WATER VALVE	---	WATER VALVE
---	HYDRANT	---	HYDRANT
---	AIR RELEASE	---	AIR RELEASE
---	UTILITY POLE	---	UTILITY POLE
---	OVERHEAD UTILITIES	---	OVERHEAD UTILITIES
---	UNDERGROUND UTILITIES	---	UNDERGROUND UTILITIES
---	TRANSFORMER PAD	---	TRANSFORMER PAD
---	RIPRAP	---	RIPRAP
---	SILT FENCE	---	SILT FENCE

AS-BUILT NOTES:

1. BASE PLAN INFORMATION FROM PLANS PREPARED BY DM ROMA CONSULTING ENGINEERS.
2. AS-BUILT INFORMATION IS BASED ON CONSTRUCTION NOTES PROVIDED BY SITE CONTRACTOR. ANY DEVIATIONS FROM DESIGN PLANS AS NOTED BY SITE CONTRACTOR ARE SHOWN IN RED.



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

REV	DATE	BY	DESCRIPTION
A	10-4-23	JRH	AS-BUILT PLANS

AS-BUILT: CHAMBERLAIN DRIVE
CHAMBERLAIN ESTATES
CHAMBERLAIN DRIVE
WINDHAM, MAINE
FOR: **ROBIE HOLDINGS, LLC**
PO BOX 1508
WINDHAM, ME 04062

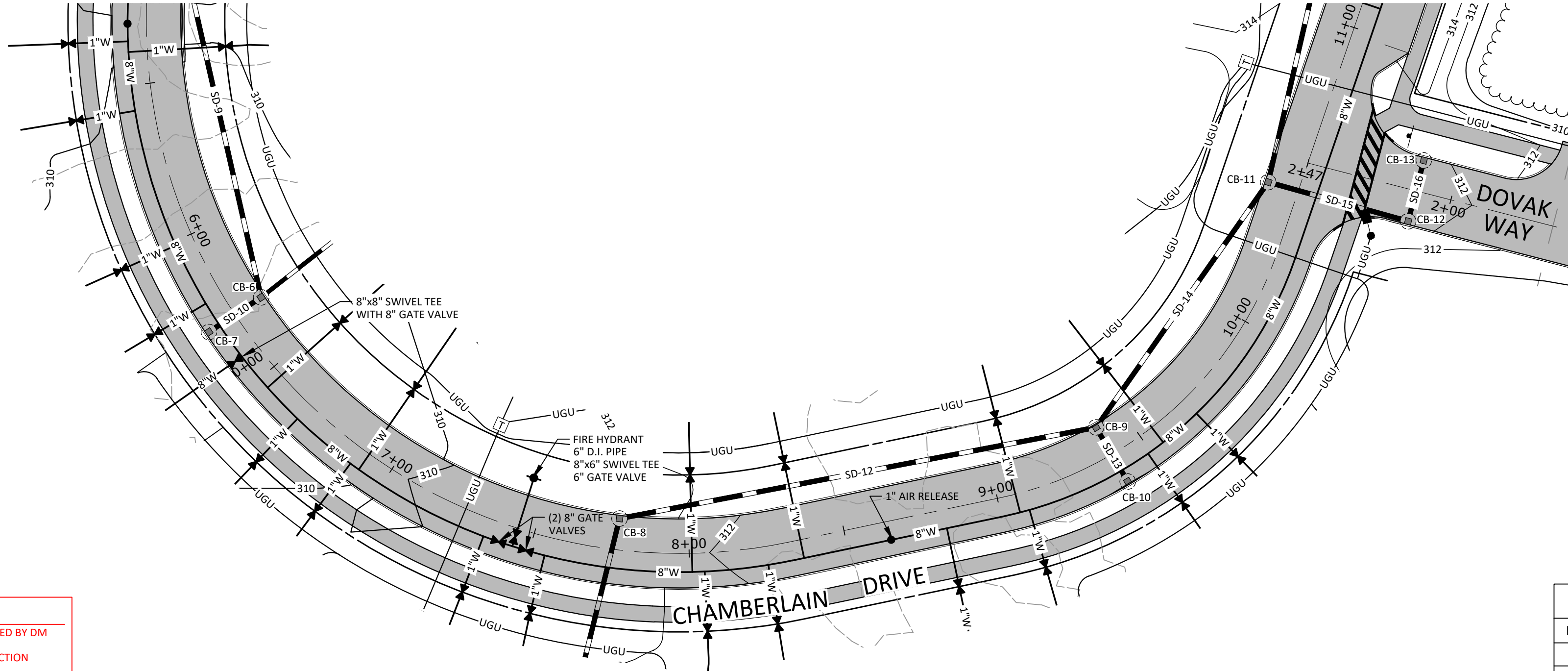
20039 JOB NUMBER:
AS NOTED SCALE:
10-4-2023 DATE:
SHEET 1 OF 4
PP-1

LEGEND

EXISTING	PROPOSED

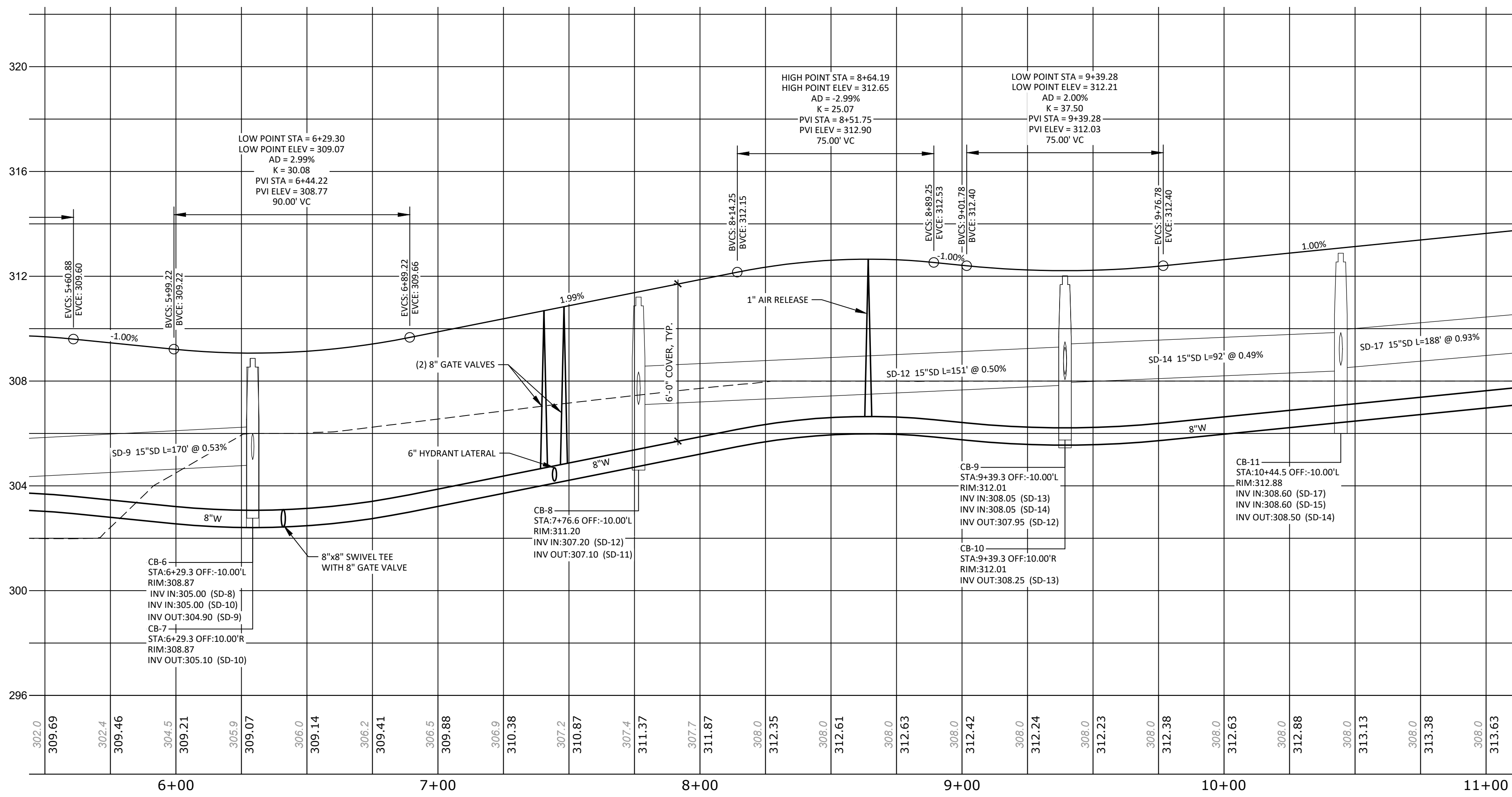
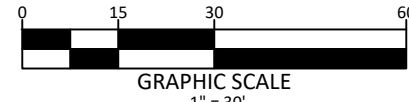
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SCALE: 1"=30'



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AS-BUILT: CHAMBERLAIN DRIVE

CHAMBERLAIN ESTATES

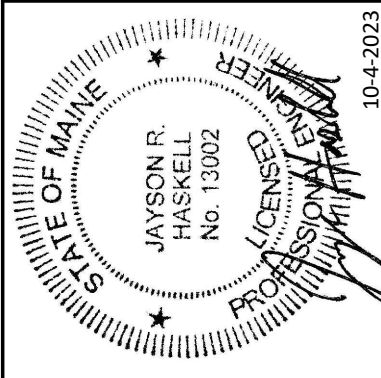
MANCHESTER DRIVE
WINDHAM, MAINE

FOR: ROBIE HOLDINGS, LLC

PO BOX 1508
WINDHAM, ME 0406220039
JOB NUMBER:AS NOTED
SCALE:10-4-2023
DATE:

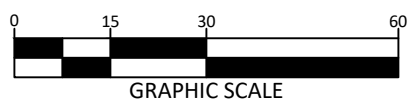
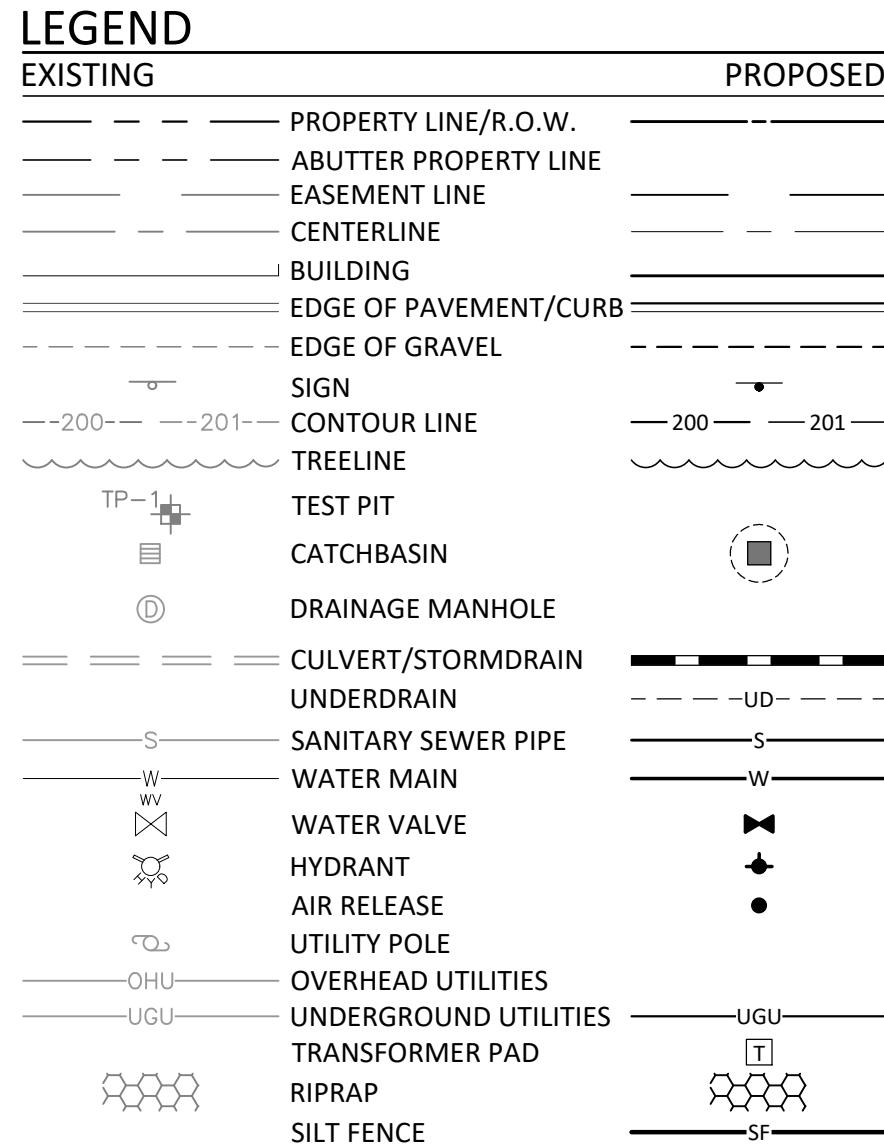
SHEET 2 OF 4

PP-2

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



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1. CLEAN GRANULAR FILL MUST BE FREE OF ROCKS LARGER THAN 12 INCHES, STUMPS, DEBRIS, ORGANIC MATERIAL AND FROZEN MATERIAL.

TYPICAL ROADWAY SECTION
CHAMBERLAIN DRIVE STA. 0+00 THRU 10+50
NOT TO SCALE



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TYPICAL ROADWAY SECTION

CHAMBERLAIN DRIVE STA. 10+50 THRU 14+20
DOVAK WAY STA. 0+00 THRU 2+35
NOT TO SCALE



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

AS-BUILT: CHAMBERLAIN DRIVE

CHAMBERLAIN ESTATES

MANCHESTER DRIVE
WINDHAM, MAINE

FOR:
BOBIE HOLDINGS LLC

PO BOX 1508

PO BOX 1508

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20039

JOB NUMBER:

AS NOTED

SCALE:

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SHEET 3 OF 4

PP-3



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3" CRUSHED AGGREGATE BASE COURSE
MDOT 703.06 TYPE A

21" AGGREGATE SUBBASE COURSE
MDOT 703.06 TYPE D

CLEAN GRANULAR FILL
COMPACTED IN 12" LIFTS

3:1 MAX - 4" LOAM & SEED
2:1 MAX - 4" LOAM & SEED WITH
EROSION CONTROL BLANKET
1:1 MAX - RIPRAP D50=6"

TYPICAL ROADWAY SECTION
CHAMBERLAIN DRIVE STA. 10+50 THRU 14+20
DOVAK WAY STA. 0+00 THRU 2+35
NOT TO SCALE



SCALE: 1"=30'

0 15 30 60

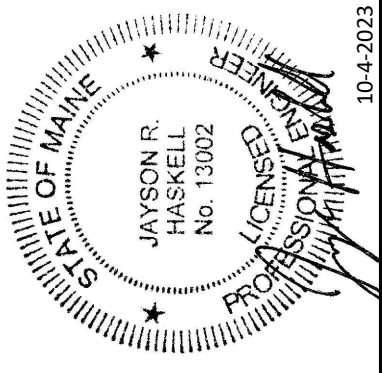
GRAPHIC SCALE
1"=20'



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[illegible]

AS-BUILT PLAN: DOVAK WAY

CHAMBERLAIN ESTATES
MANCHESTER DRIVE
WINDHAM, MAINE

OR:

ROBIE HOLDINGS, LLC
PO BOX 1508
WINDHAM, ME 04062

20039
JOB NUMBER:

AS NOTED
SCALE:

10-4-2023
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SHEET 4 OF 4

PP-4