



010200200

GRAPHIC SCALE  
1" = 100'

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

BUFFER LIMITS

EDGE OF WETLANDS

CONTOUR LINE

TREELINE

TEST PIT

CULVERT/STORMDRAIN

SEPTIC FIELD

WATER MAIN

WATER VALVE

WELL

UTILITY POLE

OVERHEAD UTILITIES

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS 25 RIVER ROAD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41151 PAGE 335.

2. TOTAL AREA OF THE SUBDIVISION PARCEL IS APPROXIMATELY 30.82 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.

4. PLAN REFERENCES:

A) BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.

5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.

6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.

8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.

9. THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE: 20,000 SF

MIN STREET FRONTAGE: 100 FT

MIN FRONT YARD: 30 FT

MIN SIDE/REAR YARD: 10 FT

MAX BUILDING COVERAGE: 20%

10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS, LLC IN NOVEMBER 2024.

11. DOLLEY FARM ROAD AND THAYER DRIVE ARE CONSIDERED CONDOMINIUM ACCESS DRIVES AND SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM 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.

12. 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. THE PLANNING BOARD MAY APPROVE REVISIONS OR EXPANSIONS TO THE CLEARING LIMITS AS A PLAN AMENDMENT BEFORE THE 5 YEAR PERIOD HAS PASSED.

13. THE PROJECT IS SUBJECT TO STORMWATER PERMIT # \_\_\_\_\_ ISSUED FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

14. THE CONDOMINIUM ASSOCIATION AND ANYONE OWNING OR OCCUPYING A DWELLING UNIT IS PROHIBITED FROM USING THE EXISTING WELL ON THE PROPERTY, OR ANY OTHER PRIVATE WATER SOURCE, FOR ANY PURPOSE AS LONG AS THE PROJECT IS CONNECTED TO THE PORTLAND WATER DISTRICT PUBLIC WATER SUPPLY.

15. THE AREA RESERVED FOR POTENTIAL FUTURE DEVELOPMENT AS DEPICTED ON THIS PLAN MAY NOT BE DEVELOPED WITH ADDITIONAL DWELLING UNITS, ROADS OR OTHER IMPROVEMENTS UNLESS A SUBDIVISION AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD. THIS AREA MAY ONLY BE USED FOR PASSIVE RECREATION INCLUDING THE DEVELOPMENT OF WALKING TRAILS UNLESS AN AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD.

UNIT IDENTIFICATION:

UNIT #	ASSESSING LOT ID#	ADDRESS
1	5 - 25 - 1	2 DOLLEY FARM ROAD
2	5 - 25 - 2	4 DOLLEY FARM ROAD
3	5 - 25 - 3	6 DOLLEY FARM ROAD
4	5 - 25 - 4	8 DOLLEY FARM ROAD
5	5 - 25 - 5	10 DOLLEY FARM ROAD
6	5 - 25 - 6	12 DOLLEY FARM ROAD
7	5 - 25 - 7	14 DOLLEY FARM ROAD
8	5 - 25 - 8	16 DOLLEY FARM ROAD
9	5 - 25 - 9	18 DOLLEY FARM ROAD
10	5 - 25 - 10	20 DOLLEY FARM ROAD
11	5 - 25 - 11	22 DOLLEY FARM ROAD
12	5 - 25 - 12	24 DOLLEY FARM ROAD
13	5 - 25 - 13	26 DOLLEY FARM ROAD
14	5 - 25 - 14	28 DOLLEY FARM ROAD
15	5 - 25 - 15	30 DOLLEY FARM ROAD
16	5 - 25 - 16	32 DOLLEY FARM ROAD
17	5 - 25 - 17	34 DOLLEY FARM ROAD
18	5 - 25 - 18	36 DOLLEY FARM ROAD
19	5 - 25 - 19	38 DOLLEY FARM ROAD
20	5 - 25 - 20	40 DOLLEY FARM ROAD
21	5 - 25 - 21	42 DOLLEY FARM ROAD
22	5 - 25 - 22	1 DOLLEY FARM ROAD
23	5 - 25 - 23	3 DOLLEY FARM ROAD
24	5 - 25 - 24	5 DOLLEY FARM ROAD
25	5 - 25 - 25	7 DOLLEY FARM ROAD
26	5 - 25 - 26	9 DOLLEY FARM ROAD
27	5 - 25 - 27	11 DOLLEY FARM ROAD
28	5 - 25 - 28	13 DOLLEY FARM ROAD
29	5 - 25 - 29	15 DOLLEY FARM ROAD
30	5 - 25 - 30	17 DOLLEY FARM ROAD
31	5 - 25 - 31	19 DOLLEY FARM ROAD
32	5 - 25 - 32	21 DOLLEY FARM ROAD
33	5 - 25 - 33	23 DOLLEY FARM ROAD
34	5 - 25 - 34	25 DOLLEY FARM ROAD
35	5 - 25 - 35	27 DOLLEY FARM ROAD
36	5 - 25 - 36	29 DOLLEY FARM ROAD
37	5 - 25 - 37	31 DOLLEY FARM ROAD
38	5 - 25 - 38	33 DOLLEY FARM ROAD
39	5 - 25 - 39	35 DOLLEY FARM ROAD
40	5 - 25 - 40	37 DOLLEY FARM ROAD
41	5 - 25 - 41	39 DOLLEY FARM ROAD
42	5 - 25 - 42	41 DOLLEY FARM ROAD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA OF SUBDIVISION:

1,342,458 S.F. (30.82 ACRES)

DEDUCTIONS:

1. RIGHT-OF-WAY

2. STEEP SLOPES (OVER 25%)

3. 100-YEAR FLOOD PLAIN

4. RESOURCE PROTECTION DISTRICT

5. VERY POORLY DRAINED SOILS

6. SURFACE WATERBODIES

7. SIGNIFICANT WILDLIFE HABITAT

8. ENDANGERED BOTANICAL RESOURCES

0 S.F.

13,466 S.F.

0 S.F.

0 S.F.

196,223 S.F.

0 S.F.

0 S.F.

0 S.F.

TOTAL NET AREA OF SUBDIVISION PARCEL:

1,132,769 S.F. (26.00 ACRES)

REQUIRED NET AREA PER DWELLING:

MAXIMUM ALLOWABLE LOTS/DWELLINGS:

NUMBER OF LOTS/DWELLINGS PROPOSED:

75

15,000 S.F.

42

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED DECEMBER 23, 2024 AS AMENDED \_\_\_\_\_ 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 SECTION 120-912 OR SECTION 120-815 OF THE LAND USE ORDINANCE.

2. IN ACCORDANCE WITH SECTION 120-914(B)(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE TOWN PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGERS DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE, OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.

3. IN ACCORDANCE WITH SECTION 120-911(N)(5) OF THE LAND USE ORDINANCE, THE CONDOMINIUM ASSOCIATION DOCUMENTS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE THAT THE SUBDIVISION PLAN IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. EVIDENCE OF SUCH RECORDING SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. NO UNITS SHALL BE SOLD IN THE SUBDIVISION PRIOR TO RECORDING AND ALL DEEDS SHALL REFERENCE THE DECLARATION ESTABLISHING THE CONDOMINIUM ASSOCIATION.

4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE EXPANDED USES: RECREATION IMPACT FEE; OPEN SPACE IMPACT FEE; PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	57.85'	412.00'	8° 02' 44"	S50° 36' 13"W	57.81'
C2	69.09'	492.00'	8° 02' 44"	S50° 36' 13"W	69.03'
C3	109.35'	175.00'	35° 48' 11"	N36° 43' 30"E	107.58'
C4	140.60'	225.00'	35° 48' 11"	S36° 43' 30"W	138.32'
C5	97.03'	125.00'	44° 28' 39"	N3° 24' 56"W	94.62'
C6	124.79'	175.00'	40° 51' 20"	S1° 36' 16"E	122.16'
C7	139.04'	175.00'	45° 31' 21"	N41° 35' 04"E	135.41'
C8	178.77'	225.00'	45° 31' 21"	S41° 35' 04"W	174.10'

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

DEPARTMENT OF LAND & FORESTRY

REGISTERED PROFESSIONAL ENGINEER

DAVID L. ROMA

No. 12121

8-21-2025

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116

WINDHAM, ME 04062

(207) 591-5055

REV	DESCRIPTION	BY	DATE
A	SUBMITTED FOR PERMITTING	DMR	4-2-25
B	SUBMITTED FOR PWD REVIEW	DMR	4-7-25
C	SUBMITTED FOR TOWN REVIEW	DMR	4-21-25
D	SUBMITTED FOR TOWN REVIEW	DMR	5-30-25
E	SUBMITTED FOR TOWN REVIEW	DMR	7-21-25
F	REVISED PER REVIEW COMMENTS	DMR	8-18-25
G	REVISED PER REVIEW COMMENTS	DMR	8-21-25

SUBDIVISION PLAN

DOLLEY FARM SUBDIVISION

RIVER ROAD

WINDHAM, MAINE

FOR: 25 RIVER ROAD LLC

PO BOX 957

WINDHAM, ME 04062

24047

JOB NUMBER:

1" = 100'

SCALE:

8-21-2025

DATE:

SHEET 4 OF 14

SB-1



