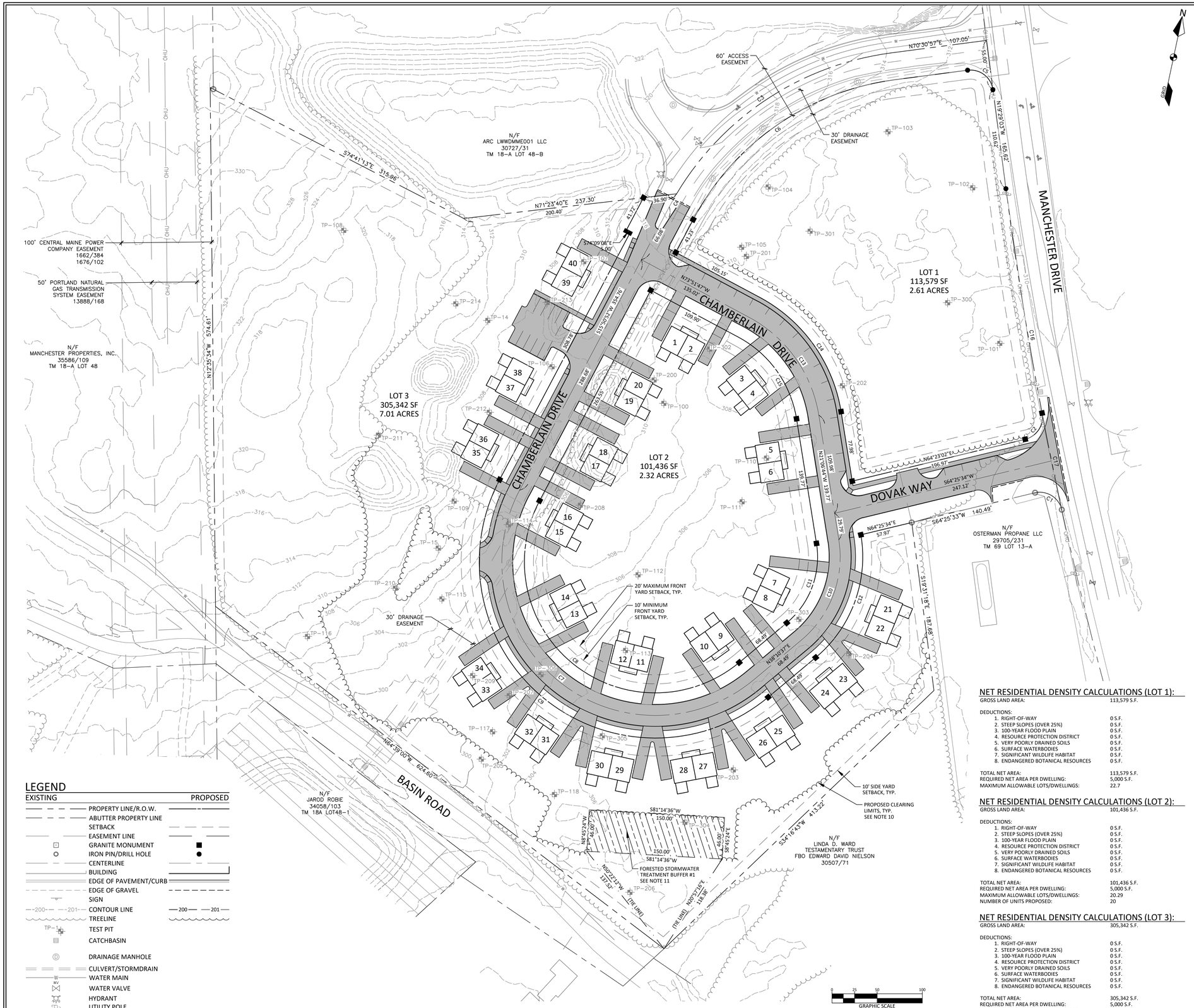

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	39.16'	25.00'	89° 45' 11"	N69° 08' 36"W	35.28'
C2	38.10'	25.00'	87° 19' 05"	N20° 50' 34"E	34.52'
C3	293.47'	325.00'	51° 44' 13"	S44° 38' 51"W	283.60'
C4	16.63'	325.00'	2° 55' 52"	S17° 18' 48"W	16.62'
C5	39.27'	25.00'	90° 00' 00"	S64° 29' 03"E	35.36'
C6	281.47'	295.00'	54° 40' 03"	N43° 10' 56"E	270.91'
C7	467.82'	170.00'	157° 40' 15"	S62° 59' 15"E	333.57'
C8	399.02'	145.00'	157° 40' 15"	S62° 59' 15"E	284.51'
C9	536.62'	195.00'	157° 40' 15"	S62° 59' 15"E	382.62'
C10	124.17'	120.00'	59° 17' 21"	N8° 31' 57"E	118.71'
C11	98.31'	95.00'	59° 17' 21"	N8° 31' 57"E	93.98'
C12	151.69'	145.00'	59° 56' 24"	N8° 12' 25"E	144.87'
C13	138.10'	150.00'	52° 45' 03"	N47° 29' 15"W	133.28'
C14	161.12'	175.00'	52° 45' 03"	S47° 29' 15"E	155.49'
C15	115.08'	125.00'	52° 45' 03"	N47° 29' 15"W	111.06'
C16	251.67'	4327.18'	3° 19' 57"	S21° 09' 01"E	251.64'
C17	109.49'	4327.18'	1° 26' 59"	S23° 32' 29"E	109.49'

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ROBIE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 37273 PAGE 340.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 14.16 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18A, LOT 48.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF BASIN ROAD AND MANCHESTER DRIVE, WINDHAM, MAINE FOR ROBIE HOLDINGS, LLC PREPARED BY SURVEY, INC. DATED AUGUST 13, 2020, REVISED THROUGH NOVEMBER 23, 2020.
   B) SUBDIVISION PLAN OF MANCHESTER DRIVE RESIDENTIAL DEVELOPMENT, MANCHESTER DRIVE, WINDHAM, MAINE FOR ROBIE HOLDINGS, LLC PREPARED BY DM ROMA CONSULTING ENGINEERS DATED THROUGH _____ AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK _____ PAGE ___.
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 A FIELD SURVEY PERFORMED BY SURVEY, INC 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. THE FORESTED STORMWATER TREATMENT BUFFER SHALL REMAIN IN ITS NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFER SHALL BE PERMANENTLY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE.
12. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
13. INCLUDED AS PART OF THE DEEDED LAND TO ROBIE HOLDINGS, LLC IS THE FEE INTEREST IN PORTIONS OF BASIN ROAD.
14. THE PROJECT IS SUBJECT TO STORMWATER PERMIT #_____ FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

AMENDMENT NOTE:

THIS PLAN SUPERCEDES THE PREVIOUS APPROVED SUBDIVISION PLAN, PLAN REFERENCE 4B. THE AMENDMENTS TO THIS PLAN INCLUDE THE CONSTRUCTION OF UNITS 1 THROUGH 40.

NET RESIDENTIAL DENSITY CALCULATIONS (LOT 1):

GROSS LAND AREA:	113,579 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 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:	113,579 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	22.7

NET RESIDENTIAL DENSITY CALCULATIONS (LOT 2):

GROSS LAND AREA:	101,436 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 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:	101,436 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	20.29
NUMBER OF UNITS PROPOSED:	20

NET RESIDENTIAL DENSITY CALCULATIONS (LOT 3):

GROSS LAND AREA:	305,342 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 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:	305,342 S.F.
REQUIRED NET AREA PER DWELLING:	5,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	61.1
NUMBER OF UNITS PROPOSED:	20

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

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	
CONTOUR LINE (200, 201)	(200, 201)
TREELINE	
TEST PIT	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
WATER MAIN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
LIGHT POLE	
OVERHEAD UTILITIES	

STATE OF MAINE
JAYSON R. HASKELL
No. 13403
LICENSED
PROFESSIONAL ENGINEER
1-11-2021

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

REV	DATE	BY	DESCRIPTION
A	11-23-20	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	11-23-21	JRH	ISSUED FOR PWD REVIEW
C	1-11-21	JRH	ISSUED FOR MDEP STORMWATER PERMIT REVIEW

AMENDED SUBDIVISION PLAN

CHAMBERLAIN ESTATES

MANCHESTER DRIVE
WINDHAM, MAINE

FOR:
ROBIE HOLDINGS, LLC
PO BOX 1508
WINDHAM, ME 04062

20039	JOB NUMBER:
1" = 50'	SCALE:
1-11-2021	DATE:
SHEET 4 OF 12	
ASB-1	