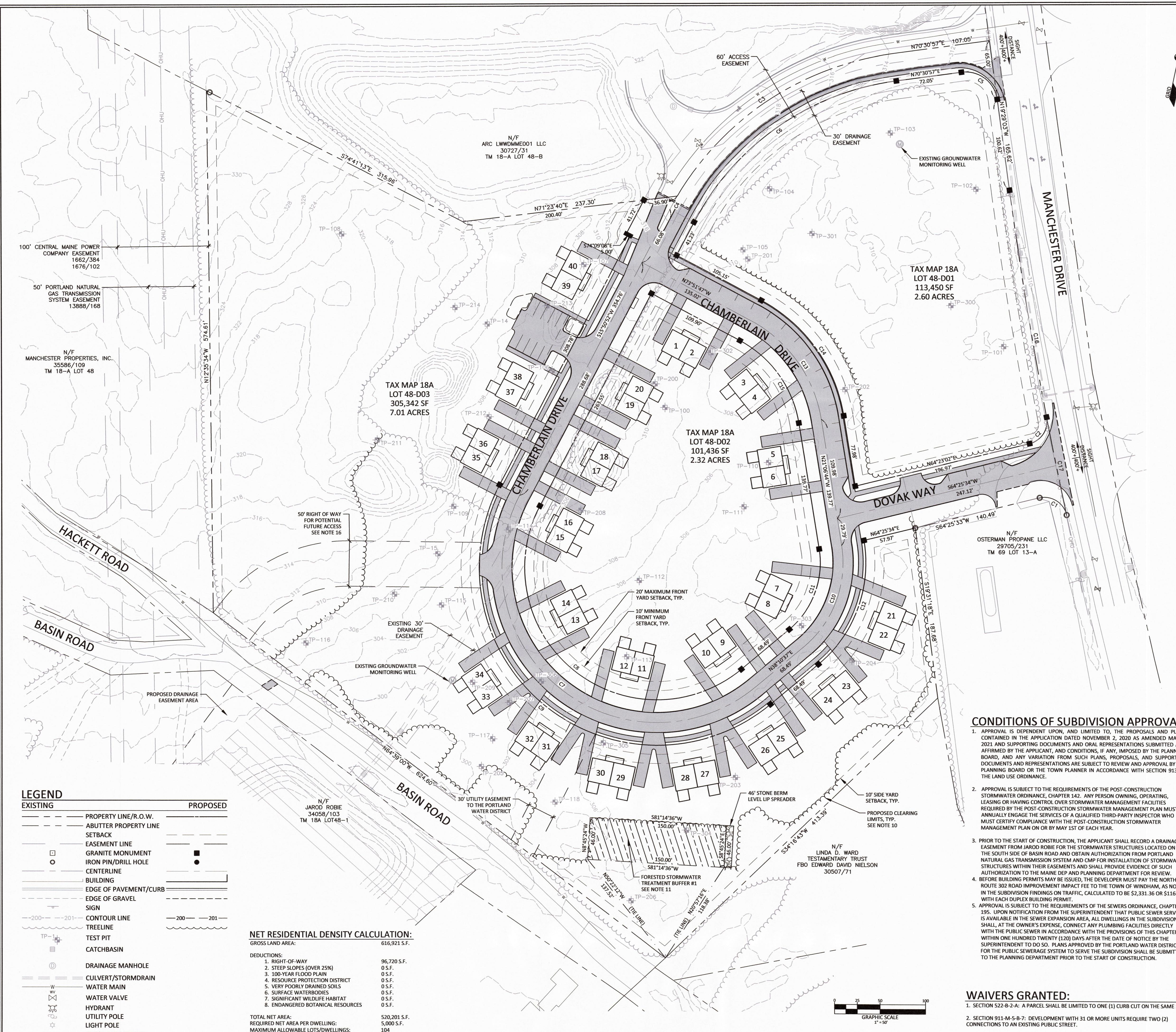


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REV	DATE	BY	DESCRIPTION
A	5-6-21	JRH	ISSUED FOR TOWN REVIEW
B	5-11-21	JRH	ISSUED FOR SIGNATURES

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



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	54.98'	35.00'	90° 00' 00"	S64° 29' 03"E	49.50'
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-D.

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.

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 FRONT YARD: 150 FT (10 FT PRINCIPAL STRUCTURE)
MAX FRONT YARD: 200 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 IS A DEED RESTRICTED AREA AND SHALL REMAIN IN ITS NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DRAINS. THE BUFFER SHALL NOT BE DISTURBED, EXCEPT AS PERMANENTLY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE. SEE THE INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN FOR CHAMBERLAIN ESTATES FOR MAINTENANCE AND RESTRICTIONS FOR FORESTED STORMWATER BUFFERS.

12. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.

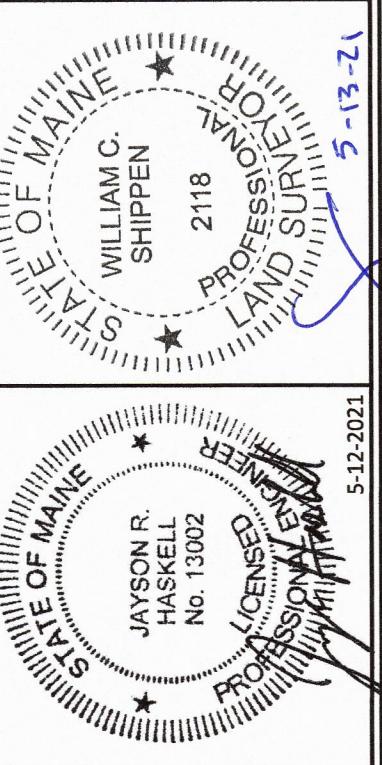
13. INCLUDED AS PART OF THE DEEDED LAND TO ROBIE HOLDINGS, LLC IS THE FEE INTEREST IN PORTIONS OF BASIN ROAD.

14. THE PROJECT IS SUBJECT TO STORMWATER PERMIT # L-29071-NJ-A-N FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

15. SIGHT DISTANCE SHOWN HEREON WAS MEASURED BY TRAFFIC SOLUTIONS, LLC AS INDICATED IN THE TRAFFIC ASSESSMENT FOR MANCHESTER DRIVE RESIDENTIAL DEVELOPMENT DATED DECEMBER 17, 2020.

16. THE 50-FT RIGHT OF WAY TO BASIN ROAD IS CONCEPTUAL AND IS NOT INTENDED TO DEPICT A SPECIFIC LOCATION FOR A PROPOSED ROAD. ANY IMPROVEMENTS PROPOSED WITHIN THIS RIGHT-OF-WAY MUST BE APPROVED BY THE WINDHAM PLANNING BOARD. THE STORMWATER MANAGEMENT DESIGN AND MDEP PERMIT DID NOT INCLUDE ANY DEVELOPED AREA ALLOCATION FOR THIS POTENTIAL ROAD CONNECTION.

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REV	DATE	BY	DESCRIPTION
G	3-8-21	JRH	REVISED FOR PWD REVIEW
H	3-15-21	JRH	REVISED ROADWAY LAYOUT
I	3-28-21	JRH	REVISED PER MDEP REVIEW
H	4-5-21	JRH	ISSUED FOR RMHS SUBDIVISION REVIEW
J	5-6-21	JRH	REVISED PER TOWN REVIEW
K	5-12-21	JRH	ADDED CONDITIONS OF APPROVAL

SUBDIVISION PLAN
CHAMBERLAIN ESTATES
MANCHESTER DRIVE, CHAMBERLAIN DRIVE AND DOVAK WAY
WINDHAM, ME
FOR ROBIE HOLDINGS, LLC
WINDHAM, ME 04062

20039	JOB NUMBER:
1" = 50'	SCALE:
5-11-2021	DATE:
SHEET 4 OF 13	
SB-1	